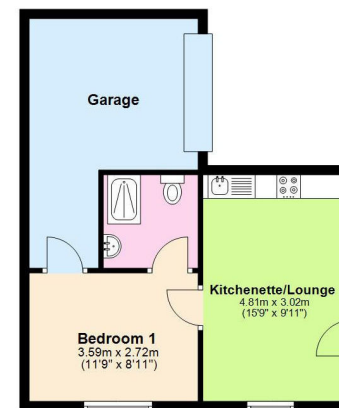


Garage/Annexe/Office



Total area: approx. 314.2 sq. metres (3381.7 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.

Bay Tree Cottage, Bridge Road, Yate, South Gloucestershire BS37 5JJ

Offered with NO ONWARD CHAIN Bay Tree Cottage is a lovely detached home which sits in a plot/gardens of circa 0.5 of an acre, plus it has a paddock to the side which also measures circa 0.5 of an acre. Benefiting from a very pretty lane location and backing directly onto open fields, it is an ideal home for the growing family - especially for those wanting a semi-rural lifestyle with countryside surrounds, but just a short drive to the shops, schools and amenities in nearby Yate and Chipping Sodbury. The property has been considerably extended over the years and now offers heaps of downstairs living space with 3 receptions, a large conservatory and a garden room. It also has a spacious kitchen breakfast room and a boot room/utility which adjoins the garage which is currently presented as a games room with WC and a staircase leading to a home office above. Upstairs has four bedrooms, all of which have access to ensuite bathrooms. At the rear of the garden there is a large garage which has been partially adapted into a small annexe with shower room and lounge/kitchenette. Ideal for guests, teenager or an office/work shop/man cave away from the home. (Subject to any required permissions, it could also be extended into much bigger ancillary accommodation by using the remaining garage space). At the front of the house there is an attractive brick paved driveway made secure by double wooden gates, which along with a side access offers ample vehicle parking. The rear garden and paddock have a lovely outlook over fields, are mainly laid to lawn plus there is a large patio area that stretches the width of the house.

Situation

Bridge Road is located on the outskirts of Iron Acton and Nibley, with nearby Yate offering a wealth of shops, amenities, schools and facilities including a sports centre and a train station with a direct link to Bristol. The nearby village of Iron Acton has a pretty conservation High Street with many period properties and beautiful countryside surrounds on its doorstep. It benefits from a primary school, village green, church, parish hall, children's play area, garden centre, tennis courts, two public houses and of course the annual 'Proms in the Meadows'! There are excellent road links to Bristol and motorway junctions on the M32/M4 and M5, with the M4 junction being approx 6.9 miles away. Bristol Parkway Railway Station is approx 6.6 miles from the village.

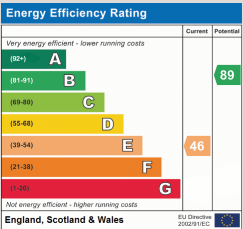
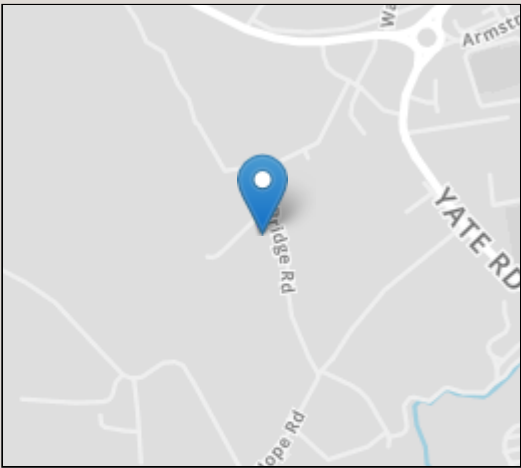
Property Highlights, Accommodation & Services

- Offered with NO ONWARD CHAIN!
- Detached Family Home with Circa 0.5 Acre Gardens, Plus a Paddock of Circa 0.5 Acre.
- Lovely Semi-Rural Location with Field Surrounds and Open Views
- Spacious Property with Heaps of Growing Space and 'Work from Home' Possibilities
- Four Bedrooms, All with Ensuite Facilities
- Double Garage - Now Presented as a Games Room, with Office Space Over
- Secondary Garage/Outbuilding Partially Adapted into Small Annexe / Home Office / Teenage Escape
- Secure Gated Driveway with Heaps of Space for Vehicular Parking
- Oil Central Heating and Private Drainage (Septic Tank)
- Council Tax Band D - South Gloucestershire Council

Directions

Coming from the village of Iron Acton on the B4059, travel toward Yate and just before the roundabout turn right into the small section of Yate Road. Once turned in, follow into Bridge Road on your right and after the small bridge you will shortly see Bay Tree Cottage on your right.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band D



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