



HEATH COTTAGE COALPIT HEATH

A very nicely presented character 18th century house and very adaptable 40' outbuilding tucked away in just under half an acre discreet and peaceful backwater location, within a more recently established residential area.

Probably one of the original country houses in Coalpit Heath, Heath Cottage is very discreetly located beyond a 5 bar gated entrance off a private gravelled entrance driveway approach from the A432 Badminton Road. The house has been carefully modernised and improved over the years by the present owners, who would not be selling if they weren't now looking to downsize.

The accommodation includes a splendid entrance hallway, 3/4 reception rooms, 2 conservatories, kitchen/breakfast room, utilities, 4 bedrooms, dressing room and 2 bathrooms. Extensive gardens surround the house and there is a very adaptable 40' stone and clay pantile outbuilding. The existence of Heath Cottage is probably unknown to few except the immediate local residents, and is easily accessible to M5, M4, M32 motorway network off the A4174 North Bristol ring road, also to Bristol Parkway and Yate rail terminals.

£797,500



COUNTRY
PROPERTY

Heath Cottage, Badminton Road, Coalpit Heath, South Gloucestershire, BS36 2SX

❖ 'Secret' Village Location ❖ Private Driveway Approach ❖ Kitchen/Breakfast, Utility ❖ 3/4 receptions, 2 Conservatories.
❖ 4/5 Bedrooms, 2 Bathrooms ❖ Adaptable 40' Outbuilding ❖ In About Half An Acre ❖ Energy Efficiency Rating: tbc

Coalpit Heath is an established village with several schools nearby, including Winterbourne International Academy. The church, local shops on Woodend Road, Sainsburys supermarket, various restaurants, pubs and take-aways are all a short walk away. Yate Shopping Centre or Downend High Street are a short drive away where there are a full range of shopping and leisure facilities. Excellent transport links via the A4174 North Bristol Ring Road for Aztec West, Abbeywood, Cribbs and Filton.



GROUND FLOOR

Entrance Porch Windows to front and sides.

Entrance Hall parquet flooring, radiator, door leading to rear hall.

Lounge 18' 0" max x 25' 1" max (5.49m x 7.65m)
Windows to front and side, window seat with working shutters, fireplace with wood burning stove, exposed wooden beams and stone work, raised wooden floor area which has a hidden hatch providing access to the cellar, French doors leading to rear garden, 2 x radiators.

Dining Room 15' 5" x 12' 9" (4.70m x 3.89m) Window to front, exposed wooden beams, fireplace with open fire, wooden floor, 2 x radiators.

Kitchen Breakfast Room 13' 9" x 13' 2" (4.19m x 4.01m) Window to side, range of wall and base units with a mix of wooden and granite worktops, breakfast bar, single drainer one and a half bowl sink unit, space for range with cooker hood over, space for fridge freezer, underfloor heating, tiled floor.

Sun Room 7' 8" x 10' 0" (2.34m x 3.05m) Windows to front and side, glass roof, French doors leading to front garden and driveway.

Utility Room 9' 0" x 11' 1" (2.74m x 3.38m) Window to side, range of wall and base units with laminated worktop, Belfast sink, flagstone floor, door to side courtyard.

Boiler Room 4' 7" x 7' 3" (1.40m x 2.21m) Oil boiler.

Family Room 19' 7" x 10' 9" (5.97m x 3.28m) Window with seat to rear, window seat, radiator.

Rear Hall Staircase leading to first floor, door to conservatory.

Conservatory 13' 0" x 12' 10" (3.96m x 3.91m) French doors leading to rear garden, tiled floor.

FIRST FLOOR

Landing Loft access.

Master Bedroom 20' 4" x 10' 9" (6.20m x 3.28m) Window to rear, built-in wardrobe, feature fireplace with open fire, radiator.

Ensuite Bathroom 11' 3" x 8' 4" (3.43m x 2.54m)
Window to side, low level WC, hand basin, panelled bath with mixer shower tap, part tiling to walls, heated towel rail, radiator.

Dressing Room 11' 5" x 9' 8" (3.48m x 2.95m) Window to side, built-in wardrobes and airing cupboard housing the hot water cylinder, radiator.

Bedroom 2 16' 5" x 12' 10" (5.00m x 3.91m) Window to front, built-in wardrobes, radiator.

Bedroom 3 16' 8" x 10' 11" (5.08m x 3.33m) Windows to rear and side, built-in cupboards, fireplace, radiator.

Bedroom 4 12' 0" x 9' 4" (3.66m x 2.84m) Window to front, radiator.

Family Bathroom 14' 4" x 12' 10" (4.37m x 3.91m)

Window to front, low level WC, hand basin, roll top bath with mixer tap, separate shower cubical with electric shower shower, part tiling to walls, radiator, extractor fan.

OUTSIDE

Front Garden 27 yards x 22 yards approx. with flagstone paths, lawn, borders, shrubs and various mature trees including Acacia, Conifers, Yew, Holly, Orange Blossom and Japonica.

Walled Courtyard Gated access to front and rear, also door leading to utility room, oil tank.

Rear Garden 42 yards x 28 yards approx. with flagstone and gravel paths, lawns, flower beds, kitchen garden and various trees including Beech, Apple, Crab Apple and Conifers. Flagstone paved courtyard with gate leading to "secret garden", both enclosed with high stone walls. Cold water tap.

OUTBUILDINGS

Storage Room 1 4.32m x 3.66m (14' 2" x 12')

Storage Room 2 4.50m x 4.27m (14' 9" x 14')

FURTHER DETAILS

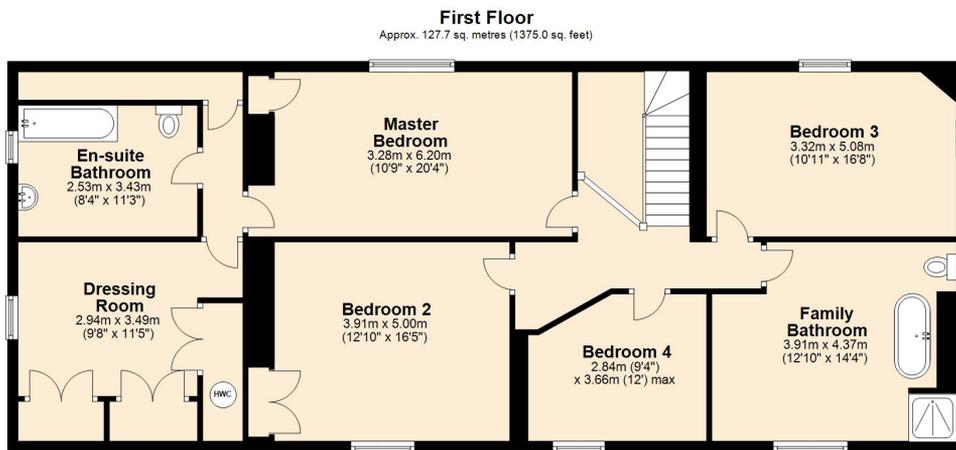
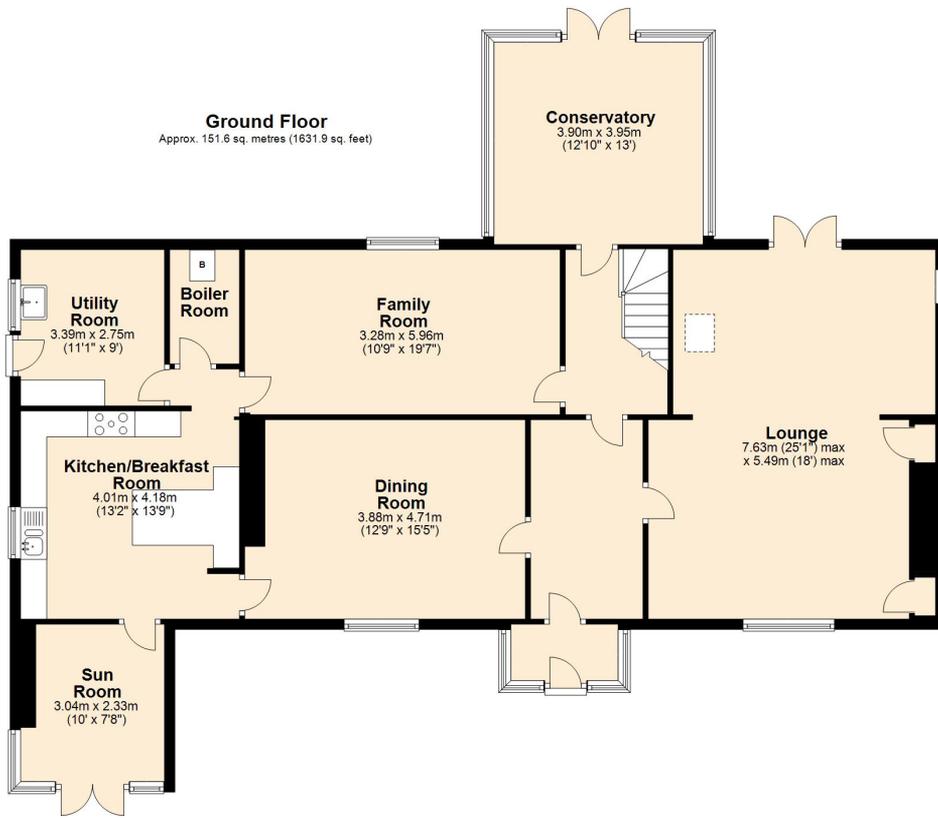
Directions Driving through Coalpit Heath from Yate to Bristol, go past the church and through the crossroads. After approximately 70 yards turn left into the private driveway, adjacent to the post box. Heath Cottage is situated at the end of this driveway.

Tenure Freehold

Council Tax Band F

Services Mains water, electricity and drainage. Oil fired central heating with radiators. Telephone subject to provider regulations.





Total area: approx. 279.4 sq. metres (3006.9 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanIt!



COUNTRY
PROPERTY

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