

# HUNTERS<sup>®</sup>

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## Hardy Lane

Tockington, Bristol, BS32 4LN

Offers In The Region Of £800,000



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Council Tax: F



# Mill Cottage Hardy Lane

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## Entrance

Via feature open fronted Green Oak porch with glazed panels overlooking the front garden to;

## Kitchen/Diner

21'9" x 15'7" (6.65m x 4.75m)

uPVC double glazed window to front and hardwood bi-fold doors opening to private and secluded rear garden. Limestone tiled floor and range of bespoke units incorporating floor and wall cupboards with solid woodblock work surfaces. Belfast sink unit with integral dishwasher and space for cooking range (available for purchase by separate negotiation). Exposed natural stone wall and attractive brick fireplace incorporating woodburning stove. Radiator

## Rear Lobby

## Utility Room

Long and slender with uPVC double glazed window to front and skylight to the rear. There is a large built in cloaks cupboard, space for fridge/freezer, plumbing for washing machine and wall mounted gas central heating boiler. Limestone tiled flooring

## Cloakroom

Double glazed skylight. W.C, tiled shower enclosure. Radiator

## Dining Room

13'11" x 10'0" (4.25m x 3.05m)

uPVC double glazed windows to front, open tread staircase rising to first floor. Feature fireplace incorporating woodburning stove. Column radiator

## Lounge

16'4" x 12'0" (5.0m x 3.68m)

uPVC double glazed windows to side and double glazed French doors opening to conservatory. Radiator

## Conservatory

uPVC double glazed structure overlooking the garden with tiled floor and sliding patio doors opening to the side

## Study/Bedroom 5

15'7" x 9'6" (4.77m x 2.91m)

Obscure uPVC double glazed windows to rear with double glazed French doors to side. Radiator

## First Floor

## Master Bedroom

13'10" x 9'10" (4.22m x 3.0m)

uPVC double glazed window to front, exposed roof beams, column radiator

## En-Suite

Double glazed skylight, W.C, wash hand basin and tiled shower enclosure. Heated towel rail

## Bedroom 2

15'7" x 9'5" (4.75m x 2.88m)

uPVC double glazed window to side, double glazed skylight and column radiator

## Bedroom 3

11'11" x 7'7" (3.65m x 2.32m)

uPVC double glazed windows to front and side, column radiator

## Bedroom 4

11'3" x 7'1" (3.43m x 2.18m)

uPVC double glazed window to front, exposed roof timber and column radiator

## Family Bathroom

Obscure uPVC double glazed window to side. W.C, panelled bath with shower attachments, vanity unit incorporating wash hand basin and radiator

Tel: 01454 411522

## Rear Garden

Delightfully secluded and private level garden that is fully enclosed and secure with extensive limestone paved patio, lawn, shrub borders and timber shed with raised planters

## Front/Side Garden

Lawned with beds and borders, several established trees

## Double Garage

Substantial detached double garage with dual up and over doors, power and light

## Parking

Hardstanding for at least 3 vehicles

## Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; F

## Anti Money Laundering

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"



## Road Map



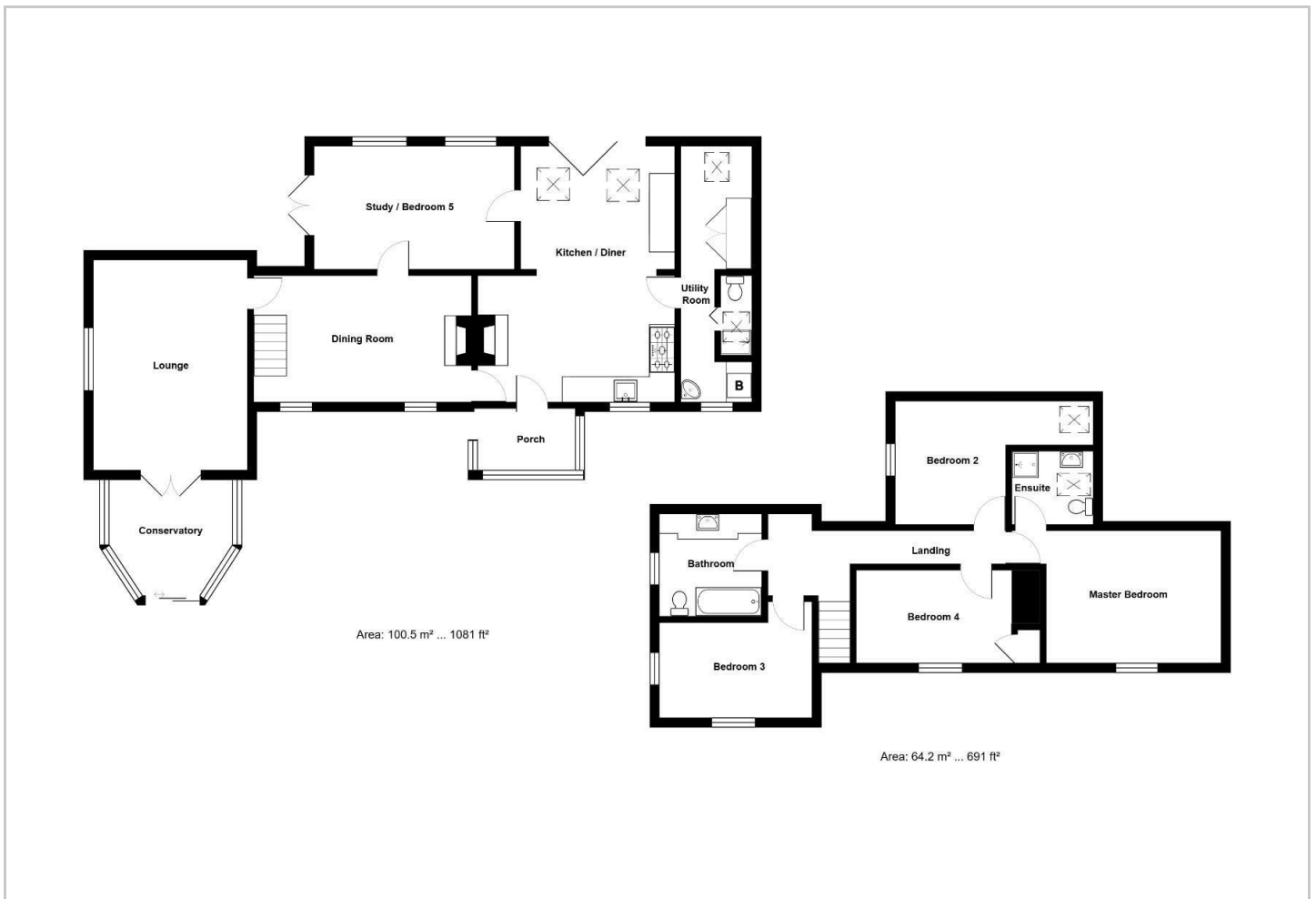
## Hybrid Map



## Terrain Map



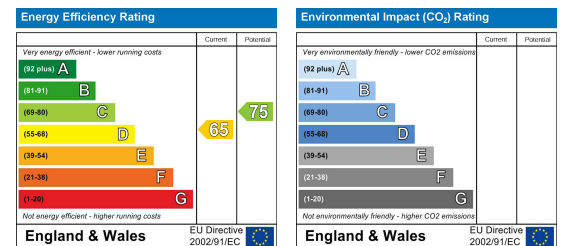
## Floor Plan



## Viewing

Please contact our Hunters Thornbury Office on 01454 411522 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.