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HERE TO GET *you* THERE



Latteridge Lane

Eathcott Green, Alveston, BS35 3TA

£640,000

4 1 2 E

Council Tax: E



Emlett Farm Latteridge Lane

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£640,000



Emlett Farm is a delightful period home that enjoys a rural setting with open country views to the front. Having been extensively refurbished and tastefully modernised throughout, this four bedroom character cottage enjoys a wealth of desirable features to include; internal period style latch doors, wood burning stove, decorative working fireplace and exposed beams in several first floor rooms. Further points of worthy note include double glazed windows and oil fired central heating. With the benefit of a private south facing garden to the rear with rear vehicular access, this tremendous home represents an exciting opportunity for someone in search of a cottage in this marvellous setting.

Entrance

Via:- Gothic arched Oak door opening to:-

Courtyard

Enclosed walled area with flagstones leading to:-

Porch

11'6" x 5'10" (3.52m x 1.80m)

Security locking composite door opening to Porch with UPVC double glazed windows to side and front, part glazed door to rear garden, flagstone floor and original water pump.

Study/Inner Lobby

8'6" x 6'10" (2.6m x 2.09m)

UPVC double glazed window to rear, quarry tiled floor and radiator.

Cloakroom

WC, vanity unit incorporating wash hand basin and heated towel rail.

Living Room

18'2" x 15'1" (5.55m x 4.60m)

UPVC double glazed windows to rear with double glazed French doors opening to rear garden. Feature exposed stone chimney breast incorporating woodburning stove with flagstone hearth. Original latch door providing access to concealed Winder staircase rising to first floor (this is narrow and very steep therefore access for those less able may find it difficult) 3x radiators and Oak floor.

Kitchen/Diner

19'1" x 11'5" (5.82m x 3.50m)

Cottage style UPVC double glazed casement windows to front, ceramic tiled floor and woodburning stove with 2x radiators. Range of floor and wall units with contrasting work surfaces incorporating integrated fridge and Belfast sink with tiled splashbacks.

Utility Room

11'5" x 6'1" (3.49m x 1.87m)

Cottage style UPVC double glazed casement window to front, oil fired central heating boiler, integrated freezer, plumbing for washing machine, sink unit with work surfaces and radiator. Access to first floor via 'Coffin loft hatch', ceramic tiled floor, original solid door to covered side log store/porch.

Landing/Snug

12'1" x 5'10" (3.69m x 1.80m)

Cottage style UPVC double glazed window to rear, vaulted ceiling incorporating exposed beams, decorative working fireplace, timber floorboards and radiator.

Bedroom 1

11'10" x 9'6" (3.62m x 2.91m)

UPVC double glazed Cottage style casement window to rear, Vaulted ceiling incorporating exposed timbers, timber floorboards and radiator.

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Bedroom 3

11'10" x 6'9" (3.63m x 2.07m)

UPVC double glazed Cottage style casement window to rear, vaulted ceiling with exposed beams and floorboards. Radiator.

Inner Lobby

Bathroom

Obscure UPVC double glazed window to front with double glazed skylight. White WC, wash hand basin, panelled bath with separate tiled shower enclosure and vertical radiator.

Bedroom 2

14'3" x 11'1" (4.35m x 3.39m)

UPVC double glazed Cottage style windows to front and side, exposed floorboards and radiator.

Bedroom 4/Study

11'9" x 6'2" (3.60m x 1.88m)

UPVC double glazed Cottage style windows to side and rear with exposed floorboards incorporating 'Coffin hatch'. Radiator.

Rear Garden

Enclosed, level South facing garden that is laid to lawn with various shrubs with established Silver Birch

and Rowan Ash. There are herbaceous borders and a 5 bar gate providing access to long strip of additional grassed grounds allowing rear vehicular access and parking

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"

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band E

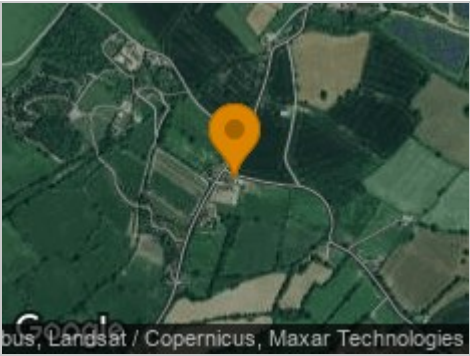
Sewage; Small Private Sewage Treatment Unit



Road Map



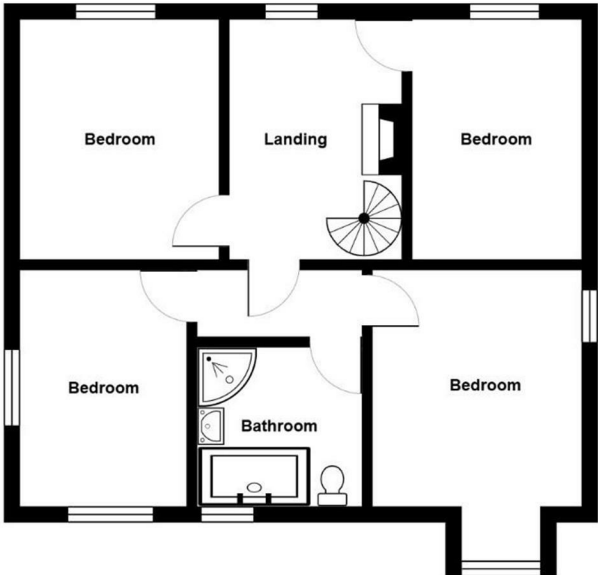
Hybrid Map



Terrain Map



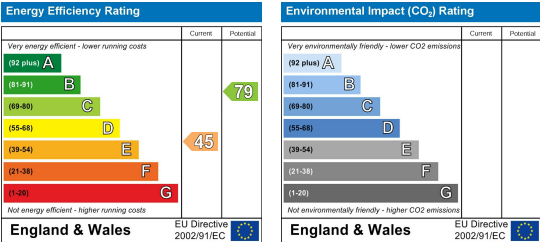
Floor Plan



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.