Rustic Villa The Green, Iron Acton, Bristol

- Charming Cottage
- Built 1700's Fully Renovated 2004
- Bespoke Kitchen
- 3 Bedrooms (Master En-Suite)
- Viewing Strongly Advised
- Sought After Village Location
- Two Receptions
- Bathroom & Shower Room
- Landscaped Garden
- No Upward Chain

£475,000

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Nestled in the picturesque village of Iron Acton, Bristol, this charming cottage, dating back to the 1700s, has been lovingly restored to offer a perfect blend of historic character and modern comfort. The property, which underwent significant refurbishment in 2004, features an inviting entrance porch that leads into a spacious lounge, complete with a delightful wood burner, creating a warm and welcoming atmosphere. The lounge seamlessly flows into a bespoke kitchen, ideal for both cooking and entertaining.

On the ground floor, you will also find an additional reception room/bedroom four, providing ample space for relaxation or family gatherings, alongside a convenient shower room. Ascending to the first floor, the cottage boasts three double bedrooms, with the master bedroom benefiting from its own en-suite shower room. A well-appointed four-piece bathroom serves the other bedrooms, ensuring comfort for all.

The property is mostly double glazed and heated by an efficient oil-fired central heating system, making it both cosy and energy-efficient. Outside, the enclosed garden to the front and side of the cottage offers a delightful space for outdoor enjoyment, perfect for gardening or simply soaking up the sun.

Offered for sale with no upward chain, this property is situated on the green of the highly sought-after village of Iron Acton, known for its community spirit and scenic surroundings. With its unique charm and modern amenities, this cottage is sure to attract considerable interest. We highly recommend early viewing to fully appreciate all that this delightful home has to offer.

Porch
Wooden door, glazed windows to both sides, wooden beams, further wooden stable door into

Lounge/Diner
24'10" x 12'5"
Two double glazed windows to the front, double glazed French door to the side, TV point, wood burning stove set in stone surround with wooden mantle, two radiators, doors to inner hall and further reception, solid Elm wood flooring and opening into;

Kitchen
12'3" x 8'6"
Double glazed window to the rear, double glazed French doors to the side, range of Bespoke, wall and base units with work surface over, 1.5 sink unit, built in electric oven and hob with extractor hood over, display cabinet, wine rack, plumbing for washing machine and spaces for dishwasher and fridge freezer, wood flooring, ceiling spotlights.

Reception /Bedroom Four
8'2" x 6'
Double glazed window to the rear, storage cupboard with shelving housing boiler, electric underfloor heating.

Inner Hallway
Stairs to 1st floor, radiator, door into;

Shower Room
5'11" x 5'3"
White suite comprising, tiled shower cubicle, pedestal wash hand basin with mixer tap and tiled splash back, WC, heated towel rail, ceiling spotlights, extractor fan, tiled flooring.

First Floor Landing
Double glazed Velux window, storage cupboard with shelving, doors into

Bedroom One
12'11" x 11'3" max
Double glazed windows to the front and side, feature beams, radiator, fitted wardrobes, door into;

En-Suite
White suite comprising, tiled shower cubicle, wash hand basin, WC, heated towel rail, extractor fan, ceiling spotlights, tiled wall and flooring with electric underfloor heating.

Bedroom Two
12'10" into bay x 8'3"
Double glazed window to the front, feature beams, built in wardrobe and shelving cupboard, open hanging rail, radiator.

Bedroom Three
8'9" x 8'5"
Double glazed Velux window, double glazed window to the side, access to loft space, built in storage cupboard with shelving, radiator.

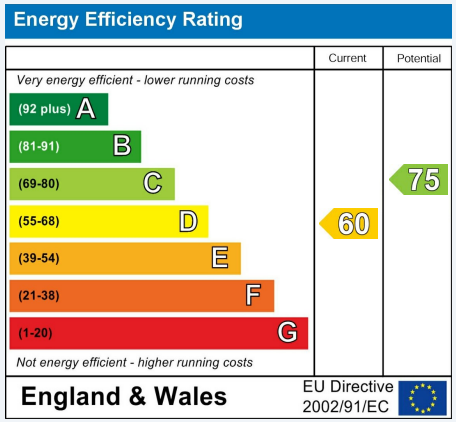
Bathroom
9'8" x 8'2"
Double glazed Velux window, white suite comprising, tiled bath, separate enclosed walk in shower cubicle, wash hand basin, WC, part tiled walls, tiled flooring, access to loft space, beamed ceiling, heated towel rail, tiled flooring with electric underfloor heating.

Outside
The walled and gated front garden with path to the front door and to the side garden with electric sockets serving the front and side.

The side garden is laid mainly to lawn with mature trees, landscaped shrubs, plant and flower bed borders, two garden sheds, open stoned storage area, outside tap and further decked area with further gated access leading to the front of the property.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.

80-82 Station Road, Yate, Bristol, BS37 4PH
Tel: 01454 313575 Email:
yate@hunters.com https://www.hunters.com

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