

## 22 Rockwood House, Gravel Hill Road, Yate,

- Grade II Listed
- Period Property
- Spacious Lounge
- Fitted Kitchen
- Double Bedrooms
- Communal Grounds
- Bathroom with Separate Shower
- Ground Floor Apartment
- Garage & Parking
- Guest Cloakroom

**£300,000**

**HUNTERS®**

HERE TO GET *you* THERE

Hunters are delighted to offer for sale rarely to the market this 2 bedroom ground floor Grade II listed apartment.

Formerly known as Yate House and built between 1750-1800 for the Randolph family. The entire property was leased and then purchased in 1889 by the High Sheriff of Bristol. The property was renamed Rockwood House in the 1990's and subdivided into apartments.

Entering the building between the beautiful pillars façade in to the vast palatial entrance hall with sweeping staircase rising before you and above the breath-taking domed ceiling. The accommodation offers: Enhance hall, unbelievable size living room wit its high ceilings, and its enormous windows and French doors allowing views over the beautiful tended gardens. Generous size kitchen, two double bedrooms and a white bathroom suite with separate shower. The property further benefits a parking space and communal grounds. Viewing of this unique property is strongly advised.

Door into

Hallway

Doors into

Cloakroom

Glazed sash window to the side, white WC, pedestal wash hand basin, access to loft space.

Kitchen

14'3" x 7'10"

Glazed sash window to the rear, range of wall, drawer and base units wit work surface over, stainless steel sink with mixer tap over, part tiled walls, wine rack, integrated fridge and freezer, built in electric oven, hob and extractor hood, spaces for washing machine, tumble dryer and dishwasher, tiled flooring, ceiling spotlights.

Lounge

18'1" x 15'11"

Full length sash window and French doors to the front, electric wall heater, TV point, door to

Inner Hallway

Doors into

Bedroom One

19'2" x 9'8"

Glazed sash full length window to the side, fitted wardrobes.

Bedroom Two

11'9" x 11'9"

Glazed sash window to the side.

Bathroom

9' x 6'3"

Glazed sash window to the rear, white suite comprising, tiled bath with mixer tap, tiled shower cubicle, low level WC, pedestal wash hand basin, heated towel rail.

Outside

There are very well maintained, extensive and attractive communal gardens. Mainly laid to lawn but also offer a wide variety of shrubs and trees, plus seating areas for the residents.

Garage

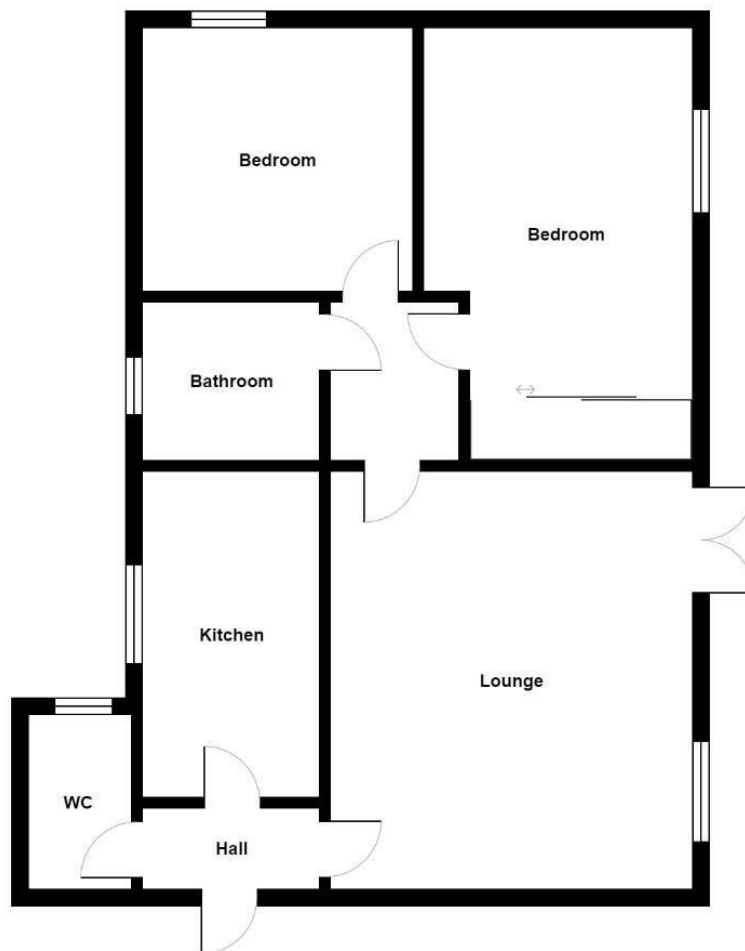
Garage with up and over door. Non allocated off street parking.

Leasehold

Service charges apply







## 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.



## 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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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

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