



HUNTERS[®]
HERE TO GET *you* THERE

1 Kites Nest Cottages Bagstone, Wotton-Under-Edge,
Gloucestershire, GL12 8BB

1 Kites Nest Cottages Bagstone, Wotton-Under-Edge, Gloucestershire, GL12 8BB

£650,000

Hunters are delighted to offer for sale, this rarely available charming cottage bursting with character and charm is located in the sought after rural village of Bagstone enjoying stunning countryside views to the front and rear.

The property offers versatile living accommodation that briefly comprises, entrance porch, hallway/reception room, lounge with wood burning stove, dining room, conservatory, bespoke kitchen/breakfast room, outer hallway/utility area and cloakroom to the ground floor. Upstairs can be found four bedrooms and family bathroom. Further benefits include 23' workshop, parking, set within a larger than average garden with open countryside to the front and rear. Viewing is strongly advised to appreciate all this charming cottage has to offer.



Hunters Yate 80-82 Station Road, Yate, Bristol BS37 4PH | 01454 313575
yate@hunters.com | www.hunters.com

PORCH

Double glazed windows to the front and side, radiator, tiled flooring, electric storage cupboard, wooden door into

HALLWAY / RECEPTION AREA

12'1" x 11'8"

Double glazed window to the front, solid oak flooring, radiator, ceiling spotlights, stairs to 1st floor with storage cupboards under, opening into dining room and door into

LOUNGE

12'8" x 11'11" max

Double glazed window to the front with window seat, feature stone fire surround with multi fuel burner, TV point, ceiling spotlights, solid oak flooring, radiator.

DINING ROOM

11'8" x 8'1"

Double glazed window to the front, solid oak flooring, ceiling spotlights, radiator, door into

KITCHEN/BREAKFAST ROOM

17'4" x 16'3"

Double glazed window to the rear with countryside views, range of bespoke wall and base units with under lighting and wooden work surface over, double bowl Belfast sink with filter tap and mixer tap over, Aga style multi fuel Rayburn, space for Range cooker with extractor fan over, part tiled walls, ceiling spotlights, radiator, built in wine rack and 3 basket shelving, space for table and chairs, flagstone flooring, feature beamed ceiling, cupboard housing Worcester boiler, door into

OUTER HALLWAY/UTILITY AREA

6'3" x 5'1"

Range of wall and base cupboards with work surface over and tiled splashbacks, integrated washing machine, flagstone flooring, radiator, stable door to conservatory, door into

CLOAKROOM

Double glazed window to the side, pedestal wash hand basin, low level WC, flagstone flooring, ceiling spotlights, radiator.

GARDEN ROOM

10'9" x 10'7"

Double glazed construction on a dwarf wall with double glazed velux window, exposed stone wall, flagstone flooring, base cupboard with work surface over, radiator, double glazed French doors opening to the rear.

FIRST FLOOR LANDING

Velux window and double glazed window to the side, radiator, doors into

BEDROOM ONE

13' x 12'10"

Double glazed window to the rear with countryside views, access to part boarded loft space with ladder and light and security system, fitted wardrobes, radiator.

BEDROOM TWO

12'9" x 12'

Double glazed windows to the front and rear both with countryside views, feature beams, fitted wardrobes, ceiling spotlights, radiator.

BEDROOM THREE

11'10" x 8'3"

Double glazed window to the front with countryside views, feature beams, ceiling spotlights, radiator.

BEDROOM FOUR

8'10" x 8'5"

Double glazed window to the front with countryside views, feature beams, built in wardrobe, ceiling spotlights, radiator, stained glass feature window.

BATHROOM

8'9" (max) x 8'6"

Double glazed window to the rear, white suite comprising panelled bath with shower extension to mixer tap, spacious tiled shower cubicle, pedestal wash hand basin, WC, heated towel rail, ceiling spotlights, storage cupboard.

OUTSIDE

The walled front garden laid to stones provides parking for several vehicles with gated access and pathway to the front door. There is a mature hedge, plant and shrub border and workshop and outside tap.

The enclosed larger than average rear garden is mainly laid to lawn, patio area with toughened balustrade safety glass panels, further patio seating area, decked area, stone built pergola seating area, garden sheds, secret walkway around the garden leading to further side garden laid mainly to lawn with mature trees, shrubs and flowers. outside tap, outside electrics, stone storage shed, five bar gated access leading to the front.

WORKSHOP

23' 3" x 10'7"

Three glazed windows and double glazed French doors, light, power, rafter storage.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	61	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	









