

OAK COTTAGE
HILLSIDE FARM, OXLEAZE LANE, DUNDRY, BRISTOL BS41 8LA

Bristol – 5.5 miles

Weston-Super-Mare – 18 miles



FOR SALE BY AUCTION

(Unless sold prior)

On Tuesday 11th May 2010 at 7.00pm

At: Mendip Spring Golf Club, Honey Hall Lane, Congresbury, BS49 5JT

LOT 11

AN ATTRACTIVE 3 BEDROOM BARN CONVERSION OCCUPYING AN ELEVATED POSITION WITH FAR REACHING VIEWS ACROSS FARMLAND AND TOWARDS BRISTOL WITH A RANGE OF OUTBUILDINGS AND STABLES AND SET IN AROUND 5.6 ACRES

GUIDE PRICE £450,000

DESCRIPTION

“Oak Cottage” is a rare find. This most attractive smallholding/equestrian property is situated close to the outskirts of Bristol but still benefits from its rural surroundings and the far reaching views it enjoys from this elevated position. The house, a barn conversion, offers generous accommodation with three reception rooms, a luxury kitchen/breakfast room and three bedrooms.

SITUATION

The village of Dundry boasts a good range of facilities including an excellent primary school, a pre-school, a village shop, a village hall a church and two pubs. Bristol is 5 miles to the north west and the city of Bath is approximately 15 miles away. Bristol International Airport is approximately 4 miles away.

ACCOMMODATION

Traditional oak entrance door opening to the generous **reception hall** with an oak dog-leg stair case rising to first floor with a galleried landing above, under stairs cupboard, radiator, wood effect laminate flooring and leading to the following accommodation:

Lounge 17'10" x 16'10" a well proportioned room with a floor to ceiling oak double glazed window incorporating a door opening out onto the front gardens and an additional window looking out across the adjoining land, radiator, TV aerial point.

Dining Room 12'4" x 9'6" with oak framed double glazed window looking across the adjoining land, wood effect laminate flooring, radiator and with an archway opening directly to the

Kitchen/breakfast Room 12'4" x 17'1" beautifully fitted with a bespoke hand made kitchen in polished oak incorporating a fine range of wall and base kitchen units, granite working surfaces with surrounding granite drainer to the double Belfast sink unit and a granite breakfast bar peninsular. Concealed worktop lighting, integrated dishwasher, oven will be included with concealed extractor hood, integrated fridge, glass fronted display cabinets, traditional flagstone floor, dual aspect views from two oak double glazed windows, radiator.

Family Room 12'6" x 11'4" with three oak double glazed windows, ceramic tiled floor, exposed ceiling beams, radiator.

Utility/Cloakroom 12'4" x 9'5" measurements include the cloakroom with WC, wash basin, radiator, a ceramic tiled floor which also extends throughout the utility room with its Worcester boiler, oil fired central heating boiler, plumbing for washing machine and space for freezer, two double glazed windows and a polished oak door which opens out onto the side patio. Loft access.

First Floor

Landing area with double glazed window exposed ceiling beams and leading to the following:

Principal Bedroom 13'6" x 16'1" dual aspect views, radiator, exposed ceiling beams, **en suite shower room** with suite comprising large shower, pedestal wash basin, close coupled WC.

Bedroom 2 17'2" x 16'2" narrowing to 9' with dual aspect views across the valley, radiator.

Bedroom 3 8' x 10' with radiator, views across the valley, access to roof space.

Family Bathroom 10' x 8' max narrowing to 5'8" with a white suite comprising pedestal wash basin, close coupled WC, bath, radiator, window.

OUTSIDE

Outbuildings

Garage 19' x 14'6" with electric roller door.

Stable 1 14'4" x 10'

Stable 2 11'10" x 10'9"

Dutch Barn/Workshop 29' x 18'8" with electric roller door.

Lean-to incorporating:

Stable 3 8'2" x 10'4"

Stable 4 7'10" x 11'4"

Small tack/feed room

Stable 5 12' x 11'

Stable 6 10'2" x 11'

Long stone barn incorporating:

External stable 7 18' x 10'6"

Internal stable 8 10'6" x 9'10"

Stable 9 10'6" x 9'

Stable 10 10'6" x 9'2"

Stable 11 10'6" x 11'3"

Stable 12 10'9" x 9'6"

Tack room 10'5" x 9'3"

Gardens

The driveway winds and drops down to a large and useful turning and parking area ideal for numerous cars, caravans, trailers etc. The gardens either side are laid to grass.

A hard landscaped garden flanks the front of the property laid mainly to shingle and paving.

The Yard

The stables barn and garage surround a generous concrete yard useful for livestock, smallholding activities etc.

The Land

We believe the land to extend to approximately 5.6 acres offering good drainage, ideal for all year round use and providing a great vantage point from which to enjoy these panoramic views.

TENURE

Freehold

SERVICES

Oil fired central heating, private drainage, mains water and mains electricity

LOCAL AUTHORITY

North Somerset Council. Tel: 01934 888888

DIRECTIONS

From the A38 Bedminster Down Road coming from Bristol at the roundabout take the second exit onto Bridgwater Road A38 turn left onto Kings Head Lane then turn left onto Highridge Green, then bear right onto Highridge Road and then turn into Oxleaze Lane.

VIEWING

Strictly by appointment with the Agents, David James & Partners LLP and Steven Smith Town and Country.

For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

REF: RP40074





These details do not form part of any contract. Whilst every effort has been made to ensure accuracy this cannot be guaranteed.