



A charming Georgian era period 'Village cottage' that has been tastefully and successfully renovated to create an easily run home of character.

HENSONS
PEOPLE & PROPERTY

Bay Tree Cottage, Chapel Barton, Nailsea, North Somerset BS48 2EB Offers in the region of £424,950 - Freehold

Those that visit will find a fabulous 3 bedroom early XVIIIth century Georgian period 'village cottage' dating, we gather from about 1735 and hidden away in an undeniably quaint row of cottages close to the heart of the old village of Nailsea. Oozing pretty cottage appeal this much loved family home has in recent times been attractively improved with the addition of gas central heating, a new roof and well matched double glazing, all adding to the appeal and efficiency of this wonderful home and of course drastically reducing running costs for the lucky new owner.

This delightful home is enriched with a variety of character features including an impressive original local stone fireplace and window seats, while the landscaped garden is also very pretty with a Wisteria covered pergola.

Today Chapel Barton is located towards the western edge of Nailsea on the edge of the original village and close to the site of the former village green with open countryside just about a 5 minute walk away and local amenities available close by in Hannah Moor Road and Kingshill. The town centre is less than ¼ mile away and offers a comprehensive range of facilities including a pedestrianised shopping centre, health centres, restaurants, cafes, large Waitrose and Tesco supermarkets and a monthly Farmers Market.

Nailsea is on a Sustrans cycle route with good access to Bristol, while for the commuter the city is just 8 miles away and there are good road connections and public transport services with regular buses to and from the town. In addition, there is a mainline railway station in the neighbouring village of Backwell with direct services to London – Paddington.



The Accommodation

A half glazed front door is framed by a pretty gabled porch.

From the porch a panelled door leads to the inviting sitting room with a beautiful original stone fireplace, a feature uncovered by the present owner during renovations of the property.

The original sash window has been replaced with a uPVC double glazed modern replica (a theme that continues throughout), massively improving the warmth and cosiness of this room. The window has a deep sill complete with window seat, a perfect space to sit on a wet day and enjoy the view of the charming landscaped garden to the front of the cottage.

The combined dining room and kitchen is the next room, and the design follows the footprint of the original cottage.



The front half of the room offers a generous dining area, so family gatherings and entertaining does not need to be scaled down because of a lack of space. There is a range of wall and floor cupboards with granite effect work surface and a low sill sash window with window seat.

The second half of the room is more dedicated to kitchen space with further fitted cupboards, space for a slot in cooker with gas and electric cooker points. The existing full size dual fuel stainless steel cooker and additional appliances are available by separate negotiation. There is plumbing for a washing machine together with space for a tumble drier and a deep sill window is set to the rear.

An unusually wide staircase leads to the first floor where the large landing opens to three bedrooms and the family bathroom.

The principal bedroom is a spacious double room and has a feature low sill sash window. It is believed that an original fireplace is concealed so perhaps that can be a project for the new owner to uncover.

Bedroom two is also a good double room, again having a feature low sill sash window, while the third bedroom is a single room, currently used as a study with a window allowing an outlook to the rear.

The part tiled bathroom has a Velux window and a white suite comprising of bath with shower attachment, a WC and a wash hand basin.





Outside:

The house is approached via a shared gravelled driveway that arrives at a private driveway with parking space for two cars and a modern single **Garage**. A timber gate opens to the attractive landscaped garden where the patio enjoys both morning and evening sun. A pergola with a Wisteria over provides much needed dappled shade and adjacent to this is a smaller paved area is perfect as a barbeque space.

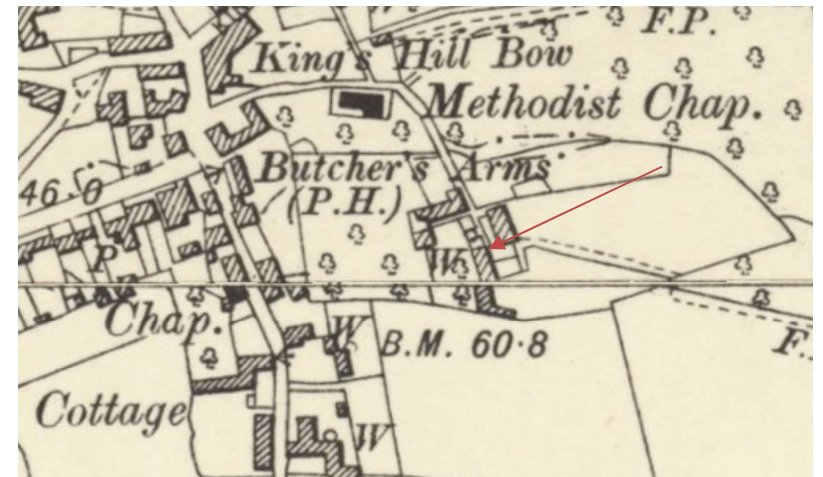
The garden comes into its own in spring and summer with a flowering cherry tree and raised borders made from timber sleepers giving pretty planting areas. There are also two small lawned areas and further patio space to the front of the house. The garden is totally secure with boundaries of Nailsea stone adding yet more character.

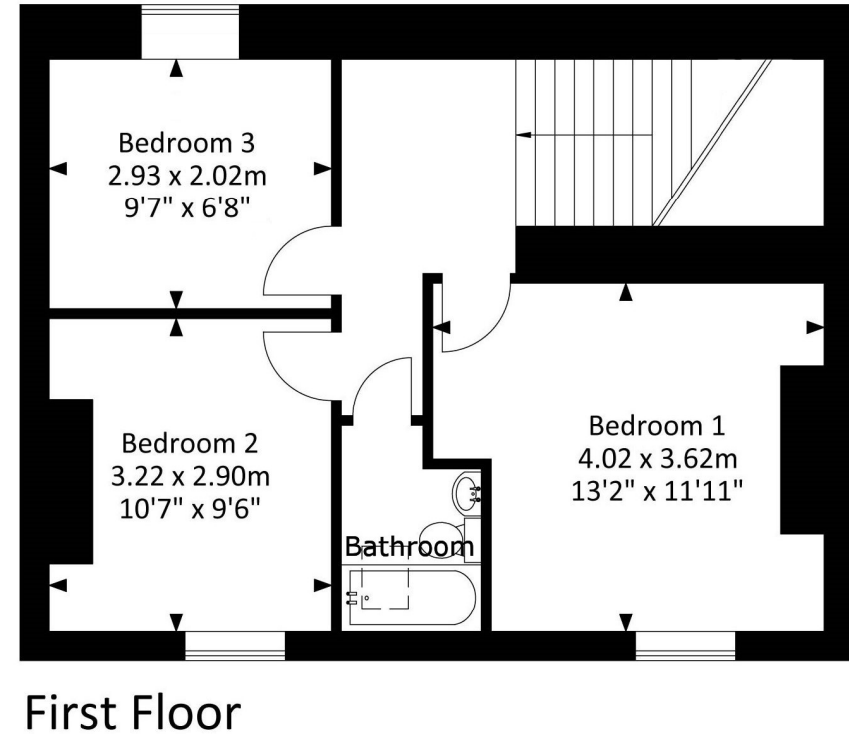
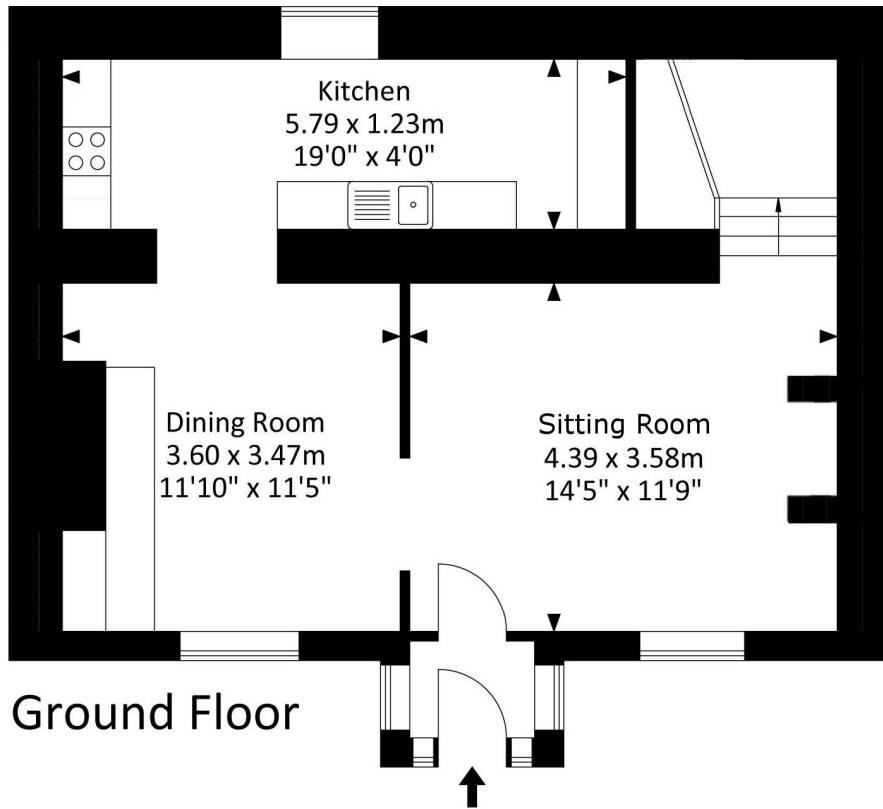
Services:

Mains water, gas electricity and drainage are connected. Full gas fired central heating through radiators with a high efficiency condensing combi boiler. Telephone connection available. High speed Broadband services are available including superfast cable services with download speeds of 1Gb or better offered. Council Tax Band D.

Energy Performance:

The cottage has been assessed at band C-69 which is much higher than the national average of D-60 and unusually high for a period cottage.





Viewing:

Only by appointment with the Sole Agents **HENSONS**. Telephone 01275 810030

The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. Accuracy is not guaranteed and should not be relied on for any purpose. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the sellers' conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given, and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller. © Hensons



Ivy Court,
61 High Street, Nailsea, Bristol, BS48 1AW
Telephone: 01275 810030
Email: info@hbe.co.uk
www.hbe.co.uk



Over 80 networked offices in the South West & London - all together better

