



Ridgeway Cottage
68 Ridgeway, Nailsea, Bristol, BS48 2EF

Robin King | Estate Agents

RIDGEWAY COTTAGE, 68 RIDGEWAY, NAILSEA, BRISTOL, BS48 2EF

A charming 3 bedroom detached cottage with double garage and outbuildings in a plot of approximately ¼ acre

- **Approx 1,356 sq ft beautifully presented accommodation**
- **Kitchen/breakfast room**
- **Sitting room with feature fireplace, dining room with woodburner**
- **Enclosed pretty gardens with vegetable plot**
- **Excellent local facilities including schools**
- **Within 1.7 miles of Nailsea & Backwell station for mainline train services to Bristol and beyond**
- **Within 10 miles of Bristol**

Believed to date back to around 1750, with sympathetic later extensions, this charming period home has a true country feel yet is within easy access of the extensive facilities of Nailsea. Spacious, beautifully appointed accommodation combine with generous outside space, a double garage and outbuildings to create a highly desirable property of great character.

The property is entered via the porch that opens into the hall. To the left is the spacious sitting room with feature beams, stylish engineered oak flooring and an attractive open fireplace with raised grate, stone mantel and hearth. Three windows provide wonderful views over the garden. To the right of the hallway is the dining room, also with a beamed ceiling and a woodburning stove plus an exposed stone feature wall. The dining room leads through to the kitchen/breakfast room, which is attractively fitted with a quarry tiled floor, a good range of base units with granite worktops and a Belfast sink, and there is space for a range cooker and a table for informal family meals. Off the kitchen is a utility room and a cloakroom, and there is also a garden door.

On the first floor, there are 3 good sized bedrooms plus a home study/nursery bedroom and a generous stylish family bathroom.





Outside - The property sits in a deceptively generous plot of approximately $\frac{1}{4}$ of an acre, with a driveway to a double garage plus outbuildings and woodstore. There is garden to the front and side, which is mainly lawned and has shrub borders and mature trees. The garden is well screened from the road and includes a vegetable garden to the front.

Location - The town of Nailsea has an excellent range of amenities including a library, health and sports centres/clubs and churches along with schooling from infant to senior level. There are good shopping facilities, including a Waitrose supermarket, within the Crown Glass pedestrian shopping centre, along with various pubs, cafes and restaurants. Mainline train services are available from Nailsea & Backwell Station (within 1.7 miles) with a regular service to Bristol and beyond. Junction 20 of the M5 (Clevedon) is within 4.5 miles, and Bristol city centre within 10 miles.



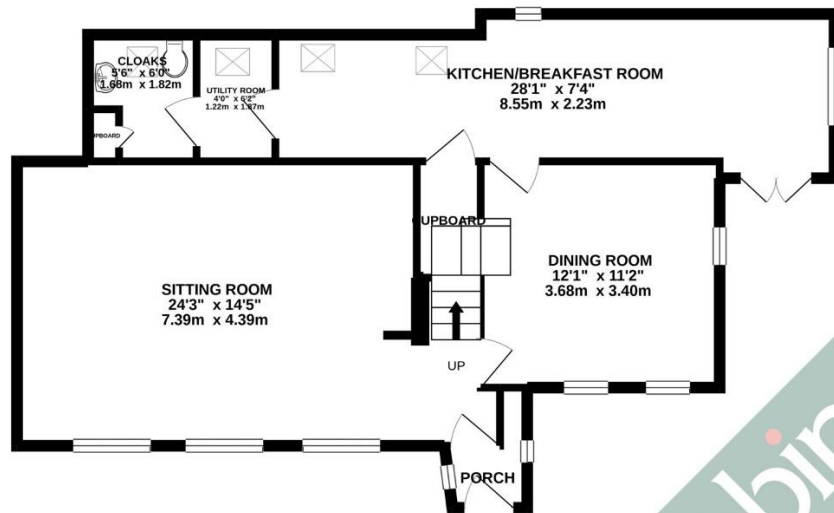
Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

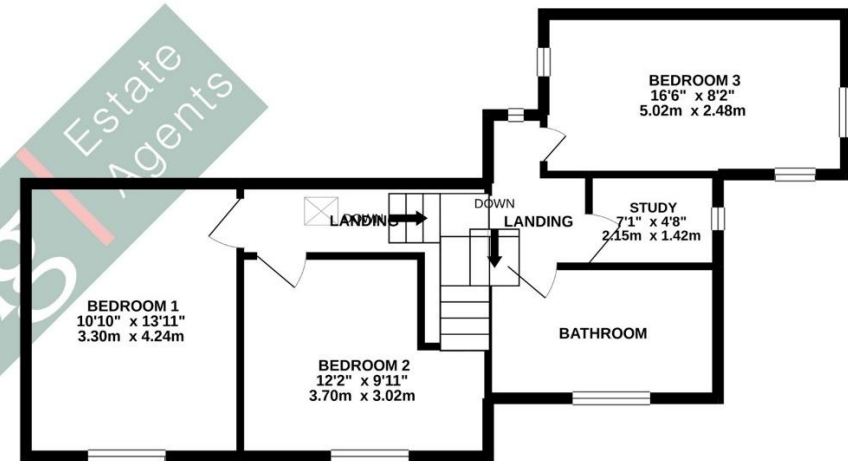
DIRECTIONS – From Robin King’s office proceed onto the A370 towards Bristol, through Cleeve to Backwell. At the traffic lights, turn left towards Nailsea, past Nailsea & Backwell station, up the hill, then turn left on to Queens Road. Continue almost to the end and take the right hand into Union Street, then the second right into Ridgeway where the property will be found immediately to the left, with a 5-bar wooden gate.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band D £1,906.71 (2021/22) * Bandings for properties altered/extended since 1st April 1993 could be subject to review. **SERVICES** – all mains services are connected **EPC RATING** - E

GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1356 sq.ft. (126.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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