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MANOR COTTAGE, 36 ELM TREE ROAD, LOCKING, BS24 8DN

Character cottage with the added benefit of a 1 bedroom annexe

Spacious accommodation of approximately 1,944 sq ft (including annexe)

Village location within easy reach of M5

Sitting room with woodburning stove

Home office/family room

Spacious kitchen/dining room

Downstairs wet room

Four bedrooms to the main cottage

Family bathroom

Detached one bedroom annexe

Enclosed rear garden

Planning permission to extend the first floor passed in August 2020

No onward chain

2 separate driveways providing plenty of parking

This beautiful detached cottage is thought to date back to the 17th century and has some delightful character features. An added bonus is a detached 1 bedroom annexe, which could be used for a dependent relative or holiday let (subject to any necessary permissions). There is also planning permission passed in August 2020 for a first floor extension and side porch, which the vendors have not enacted.

The property is entered via the porch and then into the entrance hall, off which is a wet room. Continue through to the stunning kitchen/dining room, which has a slate floor and exposed stone walling. The kitchen is well fitted with a good range of units plus plumbing for a dishwasher and washing machine plus a pantry cupboard. There is a cosy sitting area for sociable gatherings to one end of the room.

The sitting room is a really welcoming space, with a woodburning stove set into a stone fireplace and with leaded light windows to the front and side. A further reception room is currently used as a home office, though could equally be a family room or playroom.

To the first floor there are four bedrooms (one currently used as a dressing room) and a family bathroom. There is planning permission to extend the first floor which would create an ensuite to one of the bedrooms (ref 20/P/1366/FUH).

Annexe

The detached annexe is adjacent and is a stylish addition to the property. It comprises an open plan sitting room/kitchen to the ground floor and an ensuite bedroom to the first floor.





The garden is on different levels and provides attractive sitting areas and lawn. There is also a shed and a woodstore. There are 2 driveways (1 in Manor Gardens), each providing parking for a couple of vehicles.

The property is situated within the popular village of Locking with its variety of local shops and amenities including park, pub and primary school. Locking is approximately 3 miles from the town of Weston-super-Mare where there is a greater range of facilities. Motorway access is at M5 junction 21 and rail travel is accessible from either Worle Parkway or Weston-super-Mare.



Important Notice:

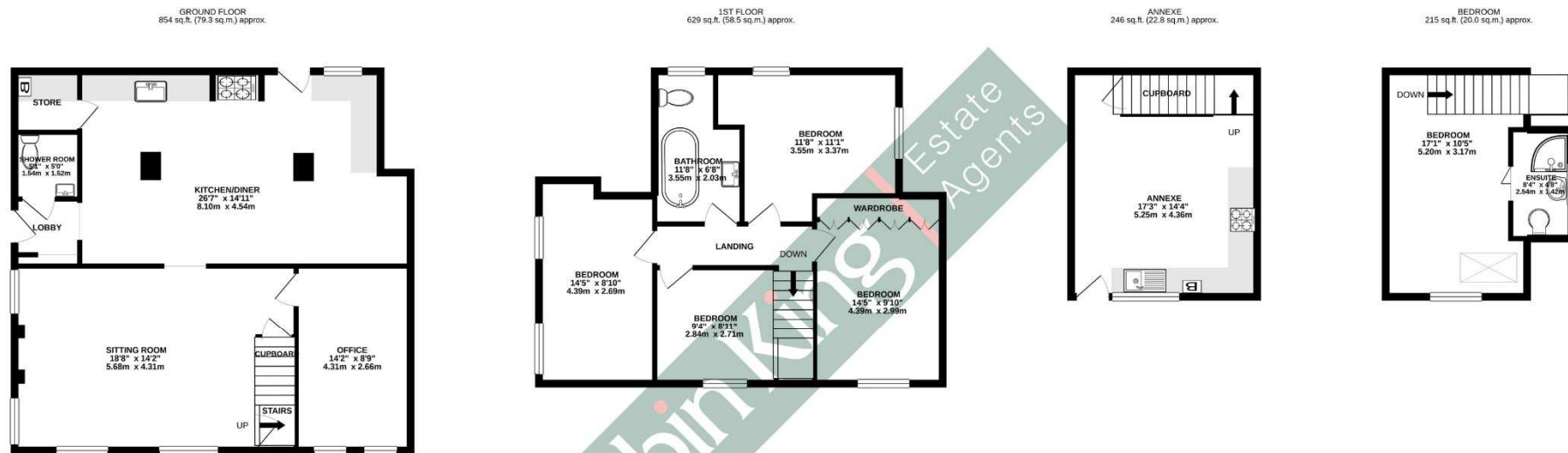
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DIRECTIONS – From Robin King Estate Agent’s office in Congresbury, turn left on to the A370 and continue to the M5 roundabout. Continue towards Weston-super-Mare on the A370 until reaching the roundabout signposted left to Locking, A371. Take this left, then continue along the A371, turn right shortly on to Elm Tree Road and continue along, the cottage will be found on the left on the corner of Manor Gardens.

SERVICES – all mains services

LOCAL AUTHORITY – North Somerset District Council – Band E (main house) £2,225.69 Band A (annexe) £1,214.02 (2020/21) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

ENERGY RATING - D



TOTAL FLOOR AREA : 1944 sq.ft. (180.6 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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