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THE OLD SCHOOL HOUSE, PLUNDER STREET, CLEEVE, BRISTOL, BS49 49Q

Beautiful, quintessentially English Grade II listed country cottage

Set in glorious mature, landscaped gardens plus an additional walled vegetable garden

Charming cottage features, with approximately 1,408 sq ft of accommodation

Sitting room with woodburning stove, dining room with inglenook fireplace, also with woodburning stove

Well fitted kitchen/breakfast room with Rayburn stove and Rangemaster double oven

Bathroom with separate shower cubicle

3 double bedrooms, the master with ensuite

Stunning gardens, beautifully landscaped and stocked with an abundance of mature shrubs, trees and flowers plus productive vegetable plot

Sought after country location with walks on the doorstep, yet not far from local amenities

Double garage and ample parking

A beautiful country cottage, set in gorgeous mature gardens, as attractive and charming as you could possibly imagine. This Grade II listed home dates from the 17th century, yet offers comfortable living for today. The property also benefits from ample parking and there is a walled vegetable garden and double garage just down the lane.

The charming accommodation amounts to some 1,408 sq ft and benefits from most rooms having a dual or triple aspect, unusual for a cottage of this age. The solid front door opens into the hallway with the sitting room to one side. This room has a lovely stone fireplace incorporating a woodburning stove. To the right of the hall is the dining room with inglenook fireplace, complete with an original bread oven. An attractive, double glazed conservatory has views over the glorious gardens and leads out to the rear terrace. A bathroom with separate shower cubicle is also located on the ground floor. The kitchen/breakfast room is fitted with an extensive range of cupboards and has an oil fired Rayburn stove (also responsible for hot water and heating) with a Rangemaster cooker also included in the sale. The kitchen door leads out to a pretty, enclosed courtyard surrounded by stone walling creating a lovely secluded place to sit with a coffee. The utility room is located here with plumbing and space for all the usual amenities.

An open tread, solid oak staircase rises from the dining room to the first floor open galleried landing. The master bedroom has exposed ceiling beams and rafters and an ensuite bathroom. Two further double bedrooms complete the first floor.



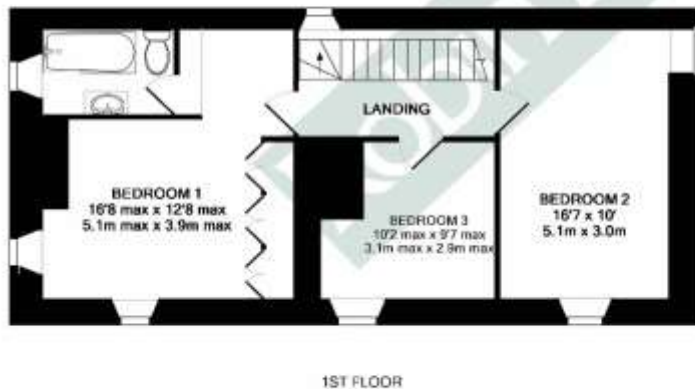
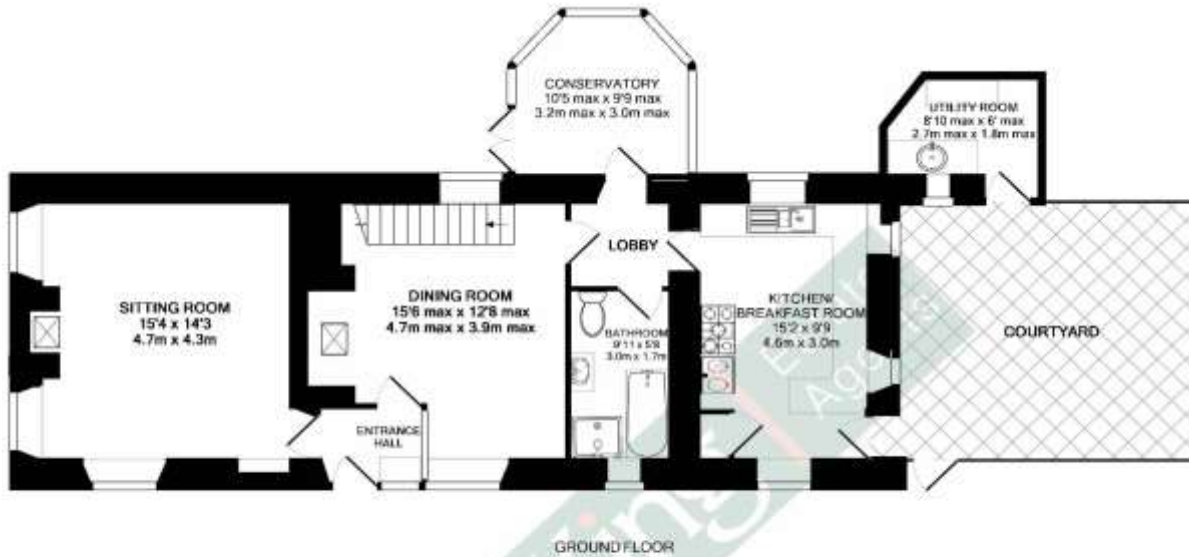


The cottage is located in a great semi-rural location, tucked away, yet easily accessible to the A370 for those wishing to commute to Bristol. The stunning garden plot measures approximately half an acre and the rear garden is stocked with an abundance of mature shrubs and trees, making it extremely private. To the front the garden is bounded by shaped hedging with flower borders and lawn. To the left of the cottage lies a tennis court (in need of some refurbishment). There is gated access to the gravelled parking area and just along the lane is a double garage and walled vegetable garden.

The village of Cleeve has a range of facilities including general store/newsagents, hairdressers, takeaway and restaurant. There is a primary school in Claverham and secondary schooling at Backwell. A public transport service runs to and from Bristol, Weston-super-Mare and Clevedon where there is an M5 motorway access point to London and the Midlands. There is a mainline railway station and a greater range of shopping facilities at Yatton approximately 1½ miles distant.

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



TOTAL APPROX. FLOOR AREA 1406 SQ.FT. (130.8 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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 on 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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DIRECTIONS – from Robin King’s office turn right at the traffic lights and continue along the A370 entering the village of Cleeve. Turn right into Cleeve Hill Road and then bear left into Plunder Street and the property will be found on the left.

SERVICES – Oil central heating, no gas, mains water and drainage.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band G £2,964.00 (2020/21) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

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