



LAVENDER COTTAGE, 42 MAIN ROAD, CLEEVE, BS49 4NR

Superbly presented, detached two-bedroom cottage

Spacious accommodation of some 1013 sq ft

Beautifully renovated by current owners

Double bedrooms

Generous sitting room with beams and woodburner in original fireplace

Engineered oak floorboards

Stylish, contemporary kitchen whilst retaining period character

Dining room with feature fireplace

Renovated master suite with stunning dressing room

Modern family bathroom

Off road parking

Beautiful courtyard and extensive 150 ft Garden with wonderful countryside views

This pretty, detached cottage has been sympathetically renovated to an excellent standard, retaining many period features throughout. The beamed ceilings, oak flooring, and stone fireplaces complement the stylish interior wonderfully.

The property is entered through the stone entrance porch with flagstone floor into the spacious sitting room. Tastefully decorated, the current owners have taken great care to marry the modern décor with beautiful exposed beams, oak flooring and log burner in its original stone surround.

The kitchen is entered to the right of the sitting room through a stripped stable door. The high-gloss, white kitchen has a good range of cupboards, double oven & integrated microwave, electric hob, contemporary drinks fridge, plumbing for a washing machine, integrated dishwasher and space for a fridge/freezer. Windows overlook the garden and a rear stable door opens onto the courtyard.

The dining room is to the left of the sitting room with windows to the front and side, filling the space with light. Beams above the windows, stable doors and a stone fireplace add character and charm. Stairs from the dining room lead to the first-floor landing.

There are two double bedrooms, the elegant master with large dressing room and fitted wardrobes. Stunningly renovated, this spacious suite is sure to appeal.

The contemporary, white bathroom has been finished to a high standard. The suite is part tiled complete with a wash hand basin, bath with shower over and W.C.





The delightful rear garden measures over 150 ft in length and backs onto fields. Fully enclosed and south-easterly facing, it is further enhanced by a beautiful courtyard to enjoy the sunshine all day long. There is off-road parking for two vehicles and a characterful arched doorway from the driveway into the 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 and banking 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

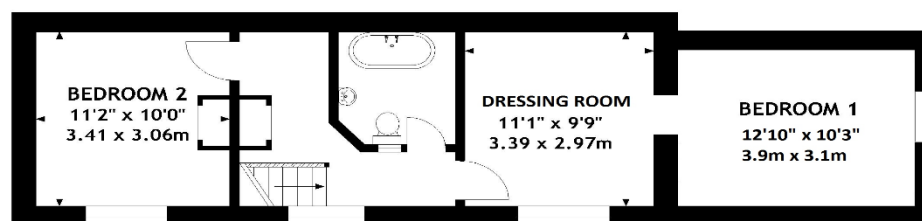
DIRECTIONS - From Robin King Estate Agents office in Congresbury, turn right at the traffic lights on to the A370 towards Bristol, continue to Cleeve up and over the Rhodyate Hill and Lavender Cottage can be found on the right-hand side just past the junction with Bishops Road.

SERVICES – mains electricity, water, drainage, oil central heating. No gas to the property, we are informed there is mains gas to the road.

LOCAL AUTHORITY – North Somerset District Council – Band C £ (2020/21) * £1580.00 Bandings for properties altered/extended since 1st April 1993 could be subject to review.

ENERGY RATING - E

APPROX. AREA 1013 Sq.Ft



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Advantage Matters.

**1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT**