



**Lavender Cottage**  
**42 Main Road, Cleeve, BS49 4NR**

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

A beautifully appointed detached 2 double bedroom character cottage with unusually large enclosed rear garden and off street parking for 2 cars in a popular North Somerset village convenient for access to Bristol and beyond

- Approx 974 sq ft including superb sitting/dining room and snug/home office
- Good ceiling heights, neutral colours and light, airy accommodation
- Superb enclosed rear garden backing onto fields plus courtyard dining area
- Convenient for Cadbury House Hotel facilities including gym and spa
- Within 7 miles of M5 Jct 20/Jct 21 / Bristol Airport 5.3 miles / Yatton station 2.7 miles for mainline services – Paddington from 114 mins (all approx.)

Believed to date from the 18<sup>th</sup> century, Lavender Cottage is a beautifully appointed and presented home that combines charming character features with contemporary style and convenience. Engineered oak flooring across the living and bedroom accommodation gives a sense of flow, as well as practicality, and character features include partially exposed stone walls, timber beams and fireplaces.

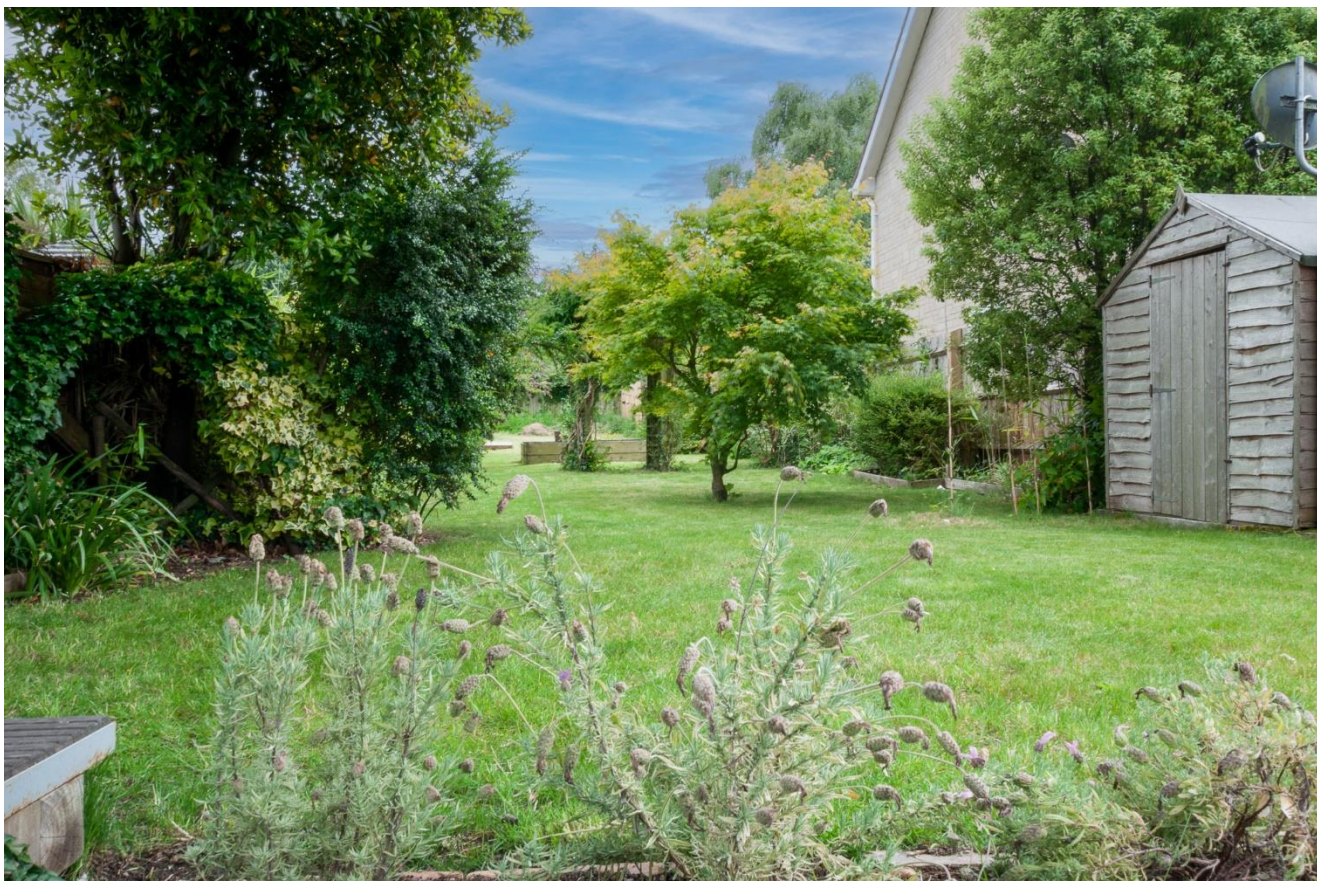
There is gravelled driveway parking to the right of the house, with an arched gate to the end providing access to the rear garden beyond, and an enclosed stone entrance porch. The front door opens into the sitting/dining room, which has an exposed stone fireplace fitted with a wood burner.

The high gloss white kitchen beyond includes a slate tiled floor, a 1½ bowl butler sink and a good range of wall and base units including deep pan drawers. Integrated appliances include a double oven, microwave, ceramic hob with overhead extractor, dishwasher and a small wine fridge. There is space for a washing machine and a fridge/freezer and light floods through the 3 kitchen windows and glazed back door.

To the front of the property is a second reception room, also with a (disused) feature stone fireplace, that is currently used as a home office, but could also be a dining room, another reception room or a snug. A latched door opens to the carpeted stairs to the first floor.

Upstairs, to the front of the cottage is a double bedroom with an exposed stone feature wall. The stylish contemporary bathroom sits between the 2 double bedrooms, with white metro tiles and a bath with screened shower over. A latched wooden door to the end of the upstairs landing opens into the spacious dressing room where painted tongue and groove panelling to one wall and the ceiling combine with a wall of fitted wardrobes, creating a very inviting, neat and stylish room. Two steps lead up to the spacious principal bedroom beyond, with wonderful views over the back garden and surrounding countryside.





**Outside** – the kitchen door opens into a large courtyard garden area, ideal for al fresco dining and entertaining, with geraniums planted in front of a rendered wall giving a Mediterranean feel to the space, which is an excellent sun trap. Open tread wood/metal stairs lead up to the rear garden, which is unusually large – certainly bigger than a “cottage garden” – laid mainly to lawn and enclosed by fences with established bushes, trees and shrubs including lavender, hydrangea, roses and jasmine. There is a shed, a beautiful acer tree, a wooden pergola with jasmine and 2 deep raised beds, ideal for vegetables and towards the end, a wooden deck provides another place for alfresco dining and to sit and enjoy the surroundings. While already an idyllic place, with established plants and character, there is further scope for the keen gardener and enough space at the end to perhaps install a home office/studio or additional shed if required. Beyond the garden gently sloping fields rise up to Cleeve Hill beyond, and there are superb woodland walks from the doorstep to Goblin Combe and further afield via a nearby public footpath.

**Location** – Cleeve is a thriving village community, with schools nearby in Claverham and Backwell. Nearby is a new complex incorporating a restaurant, beauty salon, petrol station and high quality small supermarket. Within 7 miles of the M5, and 2.7 miles from Yatton station, there are also good public transport links to Bristol and beyond.

**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

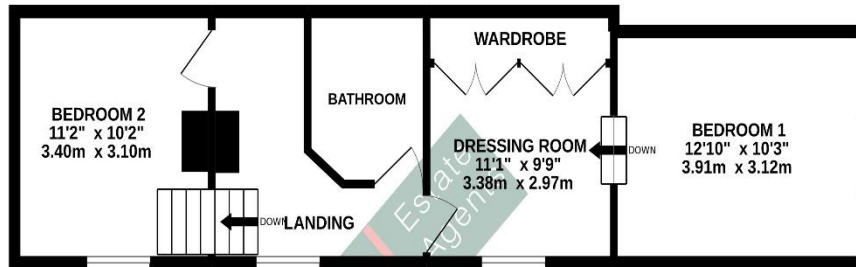
**DIRECTIONS** - From Robin King Estate Agents office in Congresbury, turn right at the traffic lights on to the A370 towards Bristol, continue to Cleve up and over the Rhodyate Hill and Lavender Cottage can be found on the right-hand side just past the junction with Bishops Road.

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

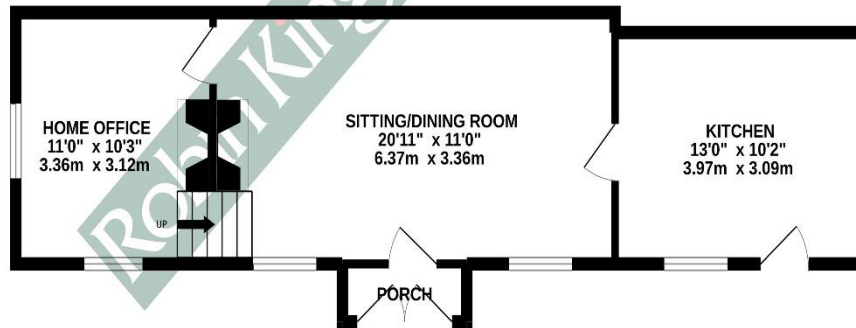
**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Council Tax Band C £1,708.47 (2022/23) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

**EPC RATING - E**

**1ST FLOOR**  
487 sq.ft. (45.2 sq.m.) approx.



**GROUND FLOOR**  
487 sq.ft. (45.2 sq.m.) approx.



**TOTAL FLOOR AREA : 974 sq.ft. (90.5 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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