



debbie fortune  
ESTATE AGENTS



# Rock Cottage

Barrow Gurney



# Rock Cottage, Bridgwater Road, Barrow Gurney, Bristol, BS48 3SW

£525,000

- Detached four bedroom home
- Finished to an exceptional standard
- Plenty of secured off street parking
- Stunning 'Porcelanosa' kitchen
- Countryside views
- Pretty gardens leading to a gym/home office

A recently refurbished cottage that now provides light, airy, bright accommodation. A truly one-of-a-kind home that has been finished to an exceptional standard.

## SITUATION

Barrow Gurney is a pretty village situated on the outskirts of Bristol, which is around five miles away. There is an active local community, a village green with children's play area and a boules pitch. Other facilities are a public house and village hall. The parish church is situated alongside Barrow Court. For those who enjoy country pursuits such as walking, riding, wildlife and local beauty spots, there is a network of public footpaths and bridleways accessed from the formal gardens. The village has easy access to Bristol city and its mainline railways, as well as the motorway network and nearby International Airport. Nailsea & Backwell railway station is also a short drive away, with ample parking and an hourly service direct to London.

## DIRECTIONS

Leaving Bristol on the A38 pass Barrow Gurney traffic lights and proceed up the hill towards Bristol Airport. Pass the Fox & Goose public house on the left-hand side and the property can be found shortly after Naish Lane on the right-hand side.



## DESCRIPTION

From shabby cottage to grand design! This home has been exceptionally well refurbished using quality materials throughout. The present owners have also re-worked the floorplan and it now boasts a modern, open-plan design with well-proportioned rooms sizes.

As you enter the property you are welcomed by a larger than average hall with a WC adjacent, double doors lead into the sitting room with a bay window and wall panelling. The 'Porcelanosa' fitted kitchen is slick and modern with quartz worktops, integral 'Neff' appliances and plenty of storage space. The kitchen has also been extended to create a dining area with a large sky light and feature window making the most of the view. Adjacent to the kitchen is the ever useful utility room with fitted cupboards, door to the back garden and space for a washing machine and tumble dryer.

Upstairs there are two large bedrooms with en suite shower rooms and a further two bedrooms serviced by a newly fitted bathroom. All bedrooms upstairs benefit from built in storage and glorious countryside views.

The property is approached via a gated block paved driveway with parking for multiple vehicles to the front and side of the property. Towards the rear is a converted garage which now offers around 4ft of storage space and a gym/office with power and light.

The rear garden is secure and private. A newly laid patio has been laid just outside the kitchen with steps down the lawned area bordered by plants and shrubs. The access into the gym/office is also located toward the right hand side of the garden.

## PROPERTY INFORMATION

Tenure – Freehold

Council tax band – F

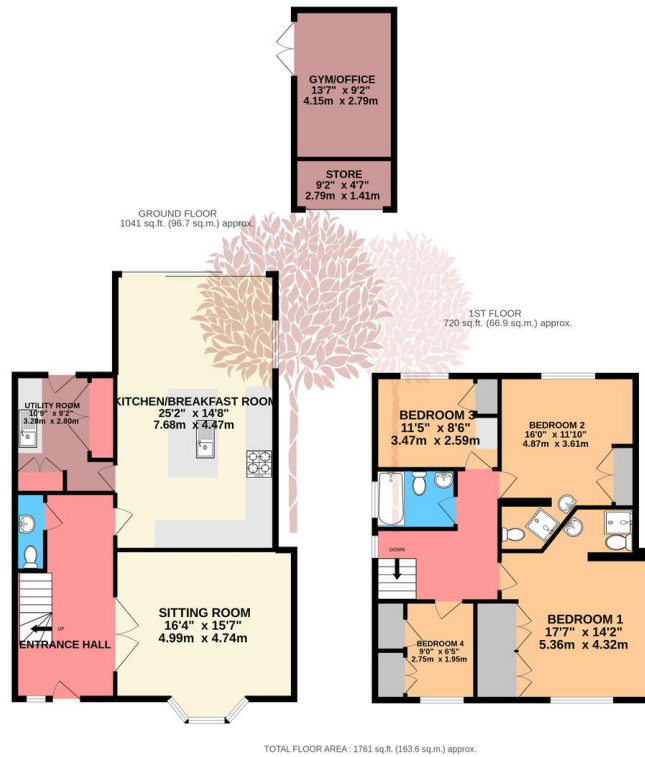
EPC rating D

**We have noticed...** This home has been tastefully renovated and definitely has the 'WOW' factor. Must be seen to be fully appreciated.





## Floorplan



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