



South View, Mill Lane, Compton Martin, Bristol, BS40 6NA

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- Country Semi Detached Cottage on a Quiet Lane
- Beautiful Walks on Your Doorstep
- Sought After Village with Great Pub
- Three Reception Rooms
- Kitchen in Need of Modernising
- Four Bedrooms
- Bathroom and Shower Room
- Cottage Style Gardens
- Parking
- NO FORWARD CHAIN



### WHAT A LITTLE GEM!

This oh-so-pretty cottage is tucked away on a quiet country lane and just looking for its next owner to love and update. There is so much potential and plenty of scope to put your own stamp on it and create a super home with a great sized garden.

The home is approached over a cottage style front garden and into the hall. Two good-sized reception rooms lead off the hallway one with period fireplace, the other with a feature internal window and both have views to the front of the cottage.

The third reception room is to the rear and leads into the fitted kitchen which has access to the back garden. Leading from the kitchen are useful storage/pantry/utility areas and a shower room/loo.

There is a fourth bedroom downstairs to the rear of the home overlooking the garden – this could be used for a variety of purposes be it a home office or playroom.

Upstairs are three double bedrooms and a family bathroom with period features - pretty windows, fireplace and rural views.

The back garden is just so lovely, it has a pedestrian access and a large parking area at the bottom also with access from the lane.

The current owners have added a new gas boiler, replaced the windows throughout with double glazing and recently put a new roof on and a new front door.

This really is a super cottage, properties of this kind are rarely available to the market, and we are looking forward to showing you - give our friendly team a call to find out more!

The village of **Compton Martin** lies in the heart of the beautiful Chew Valley, between Chew Valley Lake and Blagdon Lake, north of the Mendip Hills. The centrepiece of the village is the picturesque duck-pond overlooked by the village church. Rumour has it that Kylie Minogue and Chris Martin of Coldplay have occasionally dropped in for a pint and a sing song at the very popular local Ring O'Bells Pub!

The village lends itself to enthusiasts of the outdoors, with walking, horse riding and cycling at good reach, amongst many other pastimes.

A village Post Office offers a great convenience, with neighbouring Harptree Villages and the village of Ubley providing good schooling.

The village is perfectly placed for commuting to both Bristol and Bath (Bristol 12 miles and Bath 15 miles). Railway stations at Bristol Temple Meads and Bath Spa with trains to London and beyond via the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.





## ROOM DIMENSIONS

Ground Floor  
 HALL 3'3" x 6'0"  
 SITTING ROOM 9'2" x 13'5"  
 SNUG 8'8" x 13'4"  
 DINING ROOM 10'3" x 11'8"  
 KITCHEN 9'3" x 12'0"  
 BEDROOM 8'0" x 9'6"  
 SHOWER ROOM 5'7" x 4'7"  
 STORE 5'7" x 3'2"  
 PANTRY 5'7" x 3'4"  
 CLOAKROOM 4'5" x 4'6"  
 PORCH 6'2" x 4'9"

First Floor  
 BEDROOM 9'7" x 14'2"  
 BEDROOM 9'2" x 14'5"  
 BEDROOM 8'6" x 11'8"  
 BATHROOM 5'4" x 8'6"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 1159 sq.ft. (107.6 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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Joanna Tiley Estate Agents  
 Unit 1c Fairseat, Stoke Hill, Chew Stoke, BS40 8XF  
 T: 01275 33 33 11 E: info@joannatiley.com W: www.joannatiley.com