



Plumtree Cottage, Upper Bristol Road, Clutton, Bristol, BS39 5TE

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- Period Cottage circa 1500sq. ft
- Pretty Garden
- Good Size Outbuildings circa 500sq. ft
- Two Reception Rooms
- Kitchen with Access To Garden
- Three Bedrooms
- Family Bathroom
- NO FORWARD CHAIN
- Village Location
- Beautiful Walks On Your Doorstep



PERIOD COTTAGE WITH OUTBUILDINGS

Plenty of scope to put your own mark on this end of terrace cottage. Lovely size garden and flexible living space.

Two reception rooms lead to the kitchen with direct access to the rear garden.

Three bedrooms and a bathroom complete the cottage, this is a great opportunity and we offer the property with no forward chain. Please give our friendly team a call.

Clutton is one of very few villages which is completely surrounded by beautiful farmland and countryside. The village offers beautiful walks in any direction, with an obsolete railway line now providing leafy wooded walks, and the pretty Greyfield Woods impressing with waterfalls and a carpet of Bluebells late spring. Clutton is a thriving community, with a great Primary School with secondary schooling at nearby Somervale, Norton Hill and Chew Valley schools. The village benefits the popular 'Railway Inn' and 'The Hunter's Rest' pubs, with the additional advantage of the popular Soap Bar Café and gift shop serving excellent coffee and cake.

The village is perfectly placed for commuting to both Bristol and Bath with a regular bus service to Bristol and railway stations at Bristol Temple Meads and Bath Spa with trains to London and links to the national rail network. Access to both the M4 and M5 are within a reasonable distance and Bristol International Airport has flights to Europe and connections to the rest of the World.





EPC TBC

ROOM DIMENSIONS

Ground Floor
 RECEPTION HALL 6'5" x 13'0"
 DINING ROOM 16'5" x 8'4"
 SITTING ROOM 16'5" x 11'10"
 KITCHEN 9'9" x 12'1"
 LARGE CUPBOARD 6'8" x 2'8"

First Floor
 LANDING 10'0" x 12'2"
 BEDROOM 9'9" x 12'2"
 BEDROOM 16'3" x 11'5"
 BEDROOM 14'4" x 12'5"
 BATHROOM 6'3" x 8'4"

Garage Building
 GARAGE 19'3" x 21'2"
 MEZZANINE AREA 19'3" x 8'2"
 OLD WHEELWRIGHT WORKSHOP 19'3" x 7'7"



TOTAL FLOOR AREA: 1595 sq.ft. (148.2 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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