



Stoney Cottage, 14 Felton Street, Felton, Bristol, BS40 9YL



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- Unique Detached Cottage
- Beautifully Presented
- Modern Kitchen with Smeg Appliances
- Open Plan Living Space
- Two Double Bedrooms
- Decking/Garden Area
- Parking Space
- Beautiful Walks on your Doorstep
- Close to Bristol Airport



## MODERN COUNTRY LIVING!

A detached period cottage daring to be different! This property is beautifully presented throughout and packs a punch with its bold style and alternative style of living!

The property is accessed by a chic decking area that has potted plants and room for alfresco dining under the pergola.

There is a useful hallway for coats and boots that leads to a modern sitting/dining area. The kitchen is fitted to a high standard, with Smeg appliances, double oven, herringbone floor and marble tiles. There is a pantry cupboard and a calm space for enjoying your morning coffee.

The bathroom has a wow factor and a standalone roll top bath for relaxing your troubles away!

Upstairs there are two double bedrooms and storage.

Outside there is a garden/decking area, together with parking for one car and storage.

An Instagram worthy home! Call our team for a viewing!

Uniquely, **Felton** has 100 acres of common land, offering the ideal landscape for dog walking and hiking. Should you have a brood of goats or chickens, do not fear- you can graze them! With all of the walking and hiking around the village, you'll be pleased to hear that there is a great local pub and café to satisfy appetites and quench thirsts.

Felton is part of the Parish of Winford, children can attend the well regarded local Primary School, Winford Primary and for Secondary Schooling there is a choice of Chew Valley School or Backwell School. The village is perfectly placed for commuting to both Bristol and Bath. Railway stations at Bristol Temple Meads and Bath Spa with regular trains to London and the national rail network. There is easy access to both the M4 and M5 and nearby Bristol International Airport has flights to Europe and connecting flights to the rest of the World.





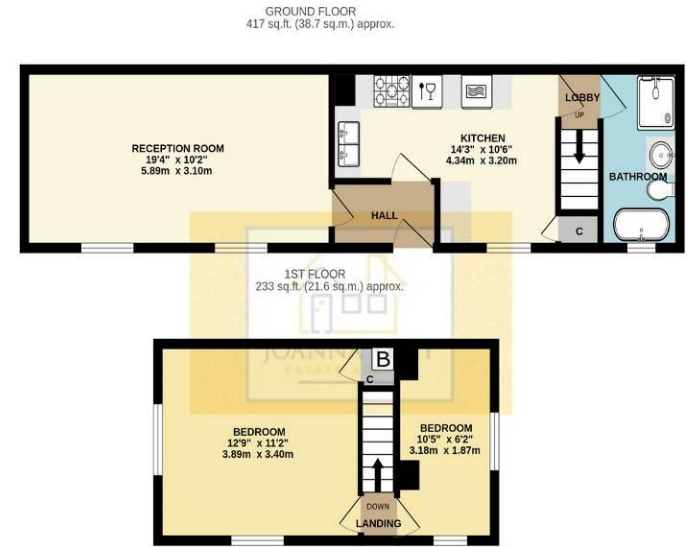




## ROOM DIMENSIONS

Ground Floor  
 HALL 6'8" x 3'4"  
 RECEPTION ROOM 19'4" x 10'2"  
 KITCHEN 14'3" x 10'6"  
 LOBBY 3'5" x 2'3"  
 BATHROOM 5'0" x 10'7"

First Floor  
 BEDROOM 12'9" x 11'2"  
 BEDROOM 6'2" x 10'5"



TOTAL FLOOR AREA: 650 sq.ft. (60.3 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the foregoing contained text, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, quantities and specifications shown herein are for general information only and no guarantee as to their availability or efficiency can be given.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 49 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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