



The Old Post Office, 12 Frog Lane, Felton, Bristol, BS40 9UN

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- Period Property with Loads of Charm
- Cottage Garden with Sun Terrace
- Country Style Kitchen with Aga
- Two Reception Rooms
- Principle Bedroom with Ensuite
- Two Further Double Bedrooms
- Luxury Family Bathroom
- One Bedroom Annexe
- Plenty of Parking
- Country Walks on Doorstep



BURSTING WITH CHARACTER AND CHARM PLUS ANNEXE!

A beautifully presented cottage in the centre of the village which retains many period features. It's a short walk to the village pub and beautiful Felton Common - with kerb appeal and a pretty garden.

The property is entered through a hallway with access into a bright and spacious sitting room which has access to the lovely garden via bi-folding doors.

The beautifully fitted country style kitchen/breakfast room has an Aga and large central island and French doors to the garden. The second reception room has a lovely feature fireplace and could be used as a snug or a playroom. There is also the ever-useful utility room and separate downstairs loo directly off the hall.

Upstairs there are three bedrooms - all of which are a great size and one which benefits from an ensuite shower room and walk-in wardrobe. The family bathroom is beautifully fitted with a free-standing bath and extra large shower. Outside the enclosed back garden has lawned and seating areas and is planted with shrubs and cottage plants. There is parking for several cars to the side of the property.

The home is presented to a very high standard and retains its cottage style and character throughout.

A huge added bonus is the one bedroomed self-contained annexe with modern shower room and kitchen and large living/dining room to the rear of the cottage with its own outside space – ideal for dependent relatives or even as a B&B.

This is a lovely home and must be viewed to appreciate. Please do call our friendly team!

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

HALLWAY 5'7" x 5'3"





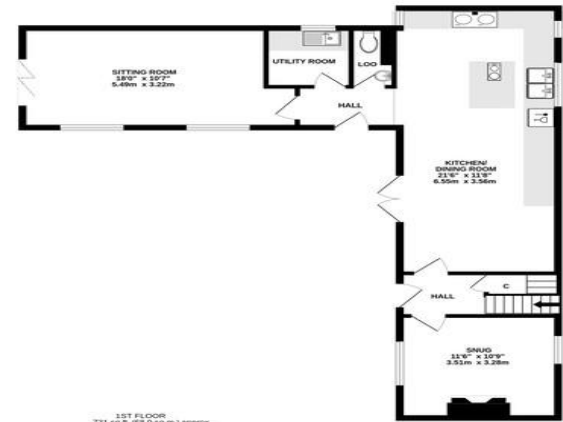
SITTING ROOM 18'0" x 10'7"
 KITCHEN/BREAKFAST ROOM 11'8" x 21'6"
 SNUG 11'6" x 10'9"
 UTILITY ROOM 6'2" x 5'8"
 LOO 2'2" x 5'8"

First Floor
 BEDROOM 16'0" x 10'5"
 ENSUITE 7'0" x 7'4"
 BEDROOM 12'3½" x 9'8"
 BEDROOM 11'6" x 9'9"
 BATHROOM 7'8" x 10'1"

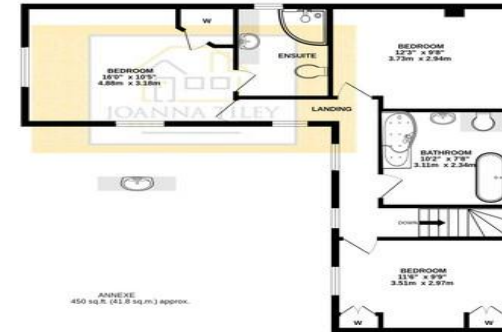
Annexe
 HALL 4'2" x 3'0"
 SITTING/DINING ROOM 16'3" x 16'0"
 BEDROOM 10'1" x 8'4"
 KITCHEN 11'5" x 6'5"
 BEDROOM

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
 790 sq.R. (73.4 sq.m.) approx.



1ST FLOOR
 731 sq.R. (68.0 sq.m.) approx.



ANNEXE
 450 sq.R. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1971 sq.ft. (183.2 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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