



6 Mendip Orchard, Compton Martin, BS40 6DT



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- Modern Cottage
- Open Plan Concept Living Area
- Luxury Kitchen with Appliances
- French Doors to Garden
- Two Double Bedrooms
- Luxury Bathroom and Loo
- Beautiful Walks on Your Doorstep
- Two Allocated Parking Spaces
- Cul De Sac Location in the Village
- Solar Panels



BEAUTIFUL MODERN COTTAGE!

Dress stone 2 bedroom terraced house – all the charm of cottage dwelling but with all the convenience of immaculate modern living!

Entering the property into the hall/lobby you have the essential downstairs loo and somewhere to throw your muddy wellies, and from there you enter the lovely bright kitchen/breakfast room with built in dishwasher, oven and fridge-freezer – there is even an under-stairs utility cupboard for the washing machine. The open plan living room has plenty of space for comfy sofas for lounging and bingeing your latest TV fix. From here access the perfectly formed rear garden via the patio doors with a terrace for al-fresco drinks and a barbecue with friends.

Upstairs there are two good sized double bedrooms and a beautifully fitted bathroom.

Outside to the front of the cottage there is parking for two cars.

All this and gorgeous countryside views to boot!

Call our friendly team to arrange your viewing.

The smaller 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 4'0" x 5'0"
 KITCHEN/BREAKFAST ROOM 8'8" x 13'0"
 SITTING ROOM 12'0" x 10'7"
 LOO 4.0" x 4.5"

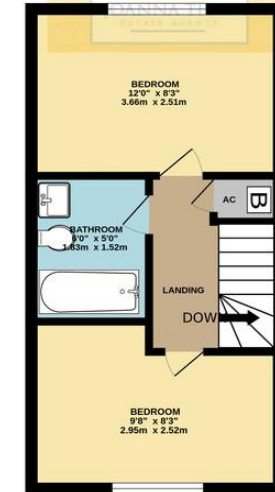
First Floor

LANDING 6'0" x 8'0"
 BEDROOM 12'0" x 8'3"
 BEDROOM 12'0" x 8'0"
 BATHROOM 5'0" x 6'0"

GROUND FLOOR
269 sq.ft. (25.0 sq.m.) approx.



FIRST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 549 sq.ft. (51.0 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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Score	Energy rating	Current	Potential
92+	A		116 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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