



COUNTRY
PROPERTY



Bitterwell Lake Cottage

Coalpit Heath

£1,495,000



Bitterwell Lake Cottage

Cooks Lane, Coalpit Heath, BS36 2UR

A beautiful country residence sitting in about 0.75 acres of landscaped grounds located close to the popular Kendershire Golf Course.

The property sits well within its generous plot and is accessed via a country lane through a gated entrance. The generous living accommodation includes entrance hall, snug, impressive kitchen breakfast room which opens into a garden room making the most of the view. A dining room, lounge, utility/laundry room, cloakroom, 4 double bedrooms with master ensuite and family bathroom completes the picture. There is a wealth of period features throughout the ground floor including Inglenook fireplaces with bread oven, flagstone flooring, wooden beamed ceilings and window seats to mention a few. There are a collection of garden sheds throughout the grounds and driveway parking for several cars.

- In About 0.75 Acres
- Impressive Kitchen Breakfast Room
- Lounge, Dining Room & Snug
- 4 Bedroom & 2 Bathrooms
- Master Bedroom Ensuite
- Driveway Parking
- Period Features
- Energy Efficiency Rating E





Coalpit Heath

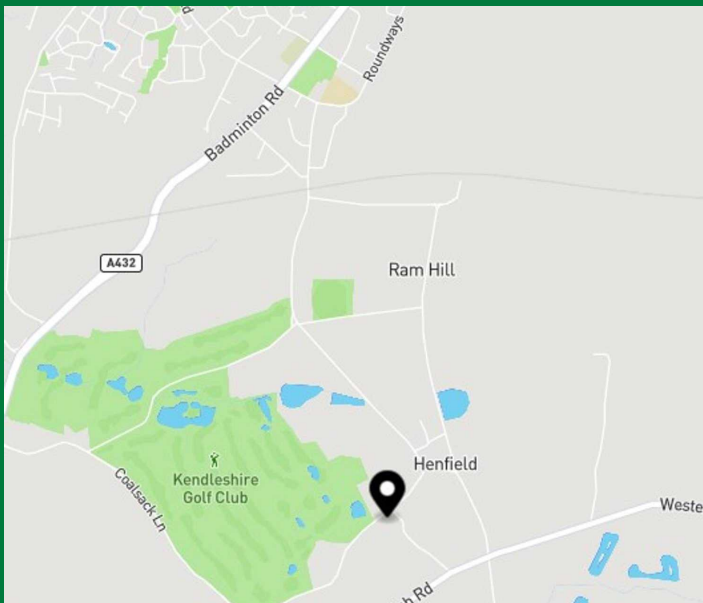
Coalpit Heath is a popular village situated in the Frome Valley with local church, public houses, schools and shops, with further shopping and other facilities nearby in Frampton Cotterell and Yate. It is conveniently situated between Bristol and Yate/Chipping Sodbury, with easy access to the North Bristol Ring-Road, M4/M5 motorway interchange at Almondsbury, A38 and A46.

Charming country residence on 0.75 acres near Kendershire Golf Course. Generous living space with period features, 4 double bedrooms, garden room, and ample parking. Landscaped grounds with garden sheds.


Council Tax band: G

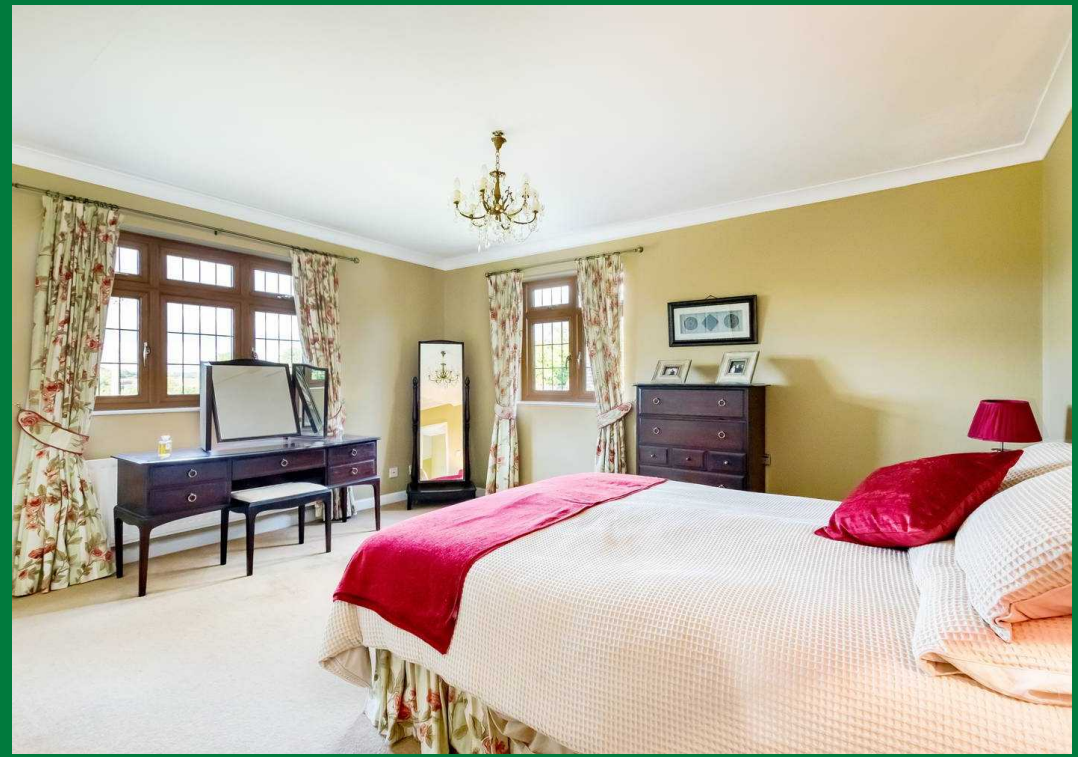
Tenure: Freehold

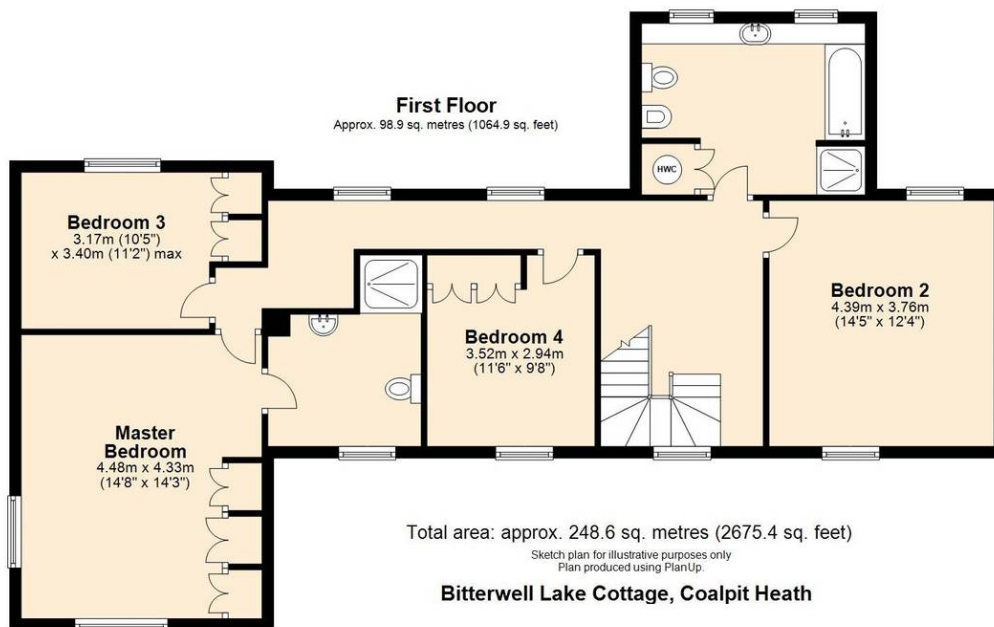
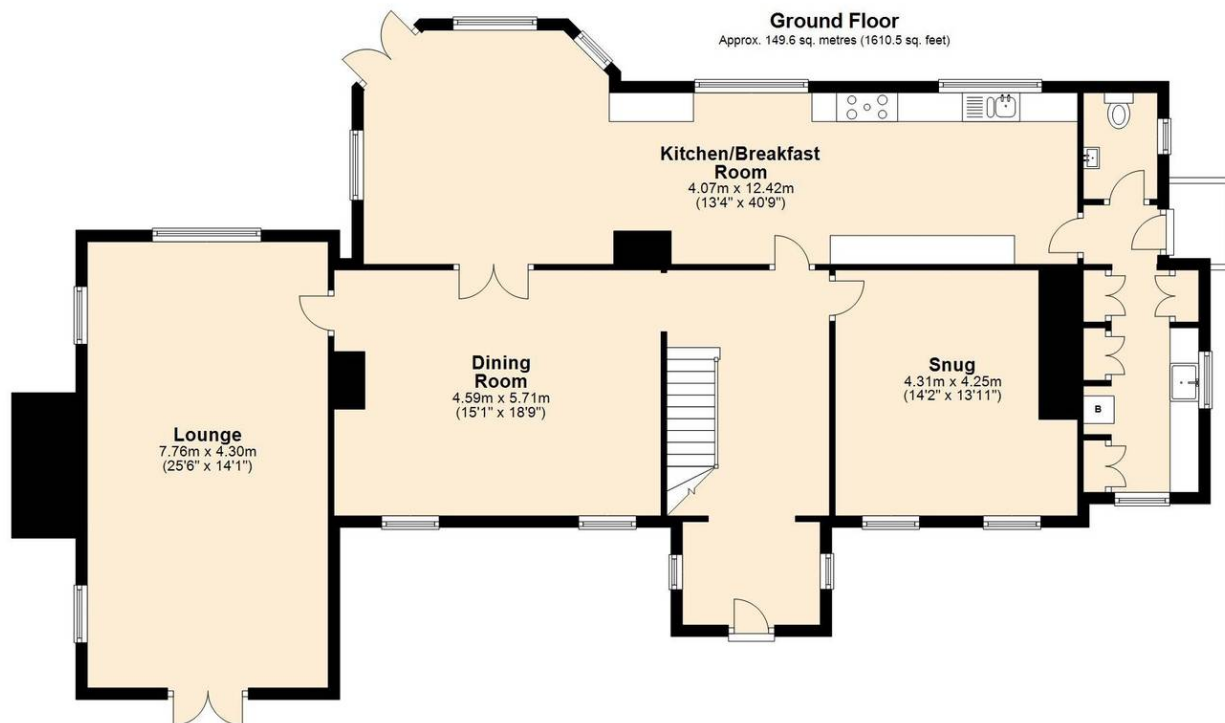
EPC Energy Efficiency Rating: E



Energy Efficiency Rating

| | Current | Potential |
|----------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | | |
| (39-54) E | 44 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | |
| | | EU Directive 2002/91/EC  |





Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

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