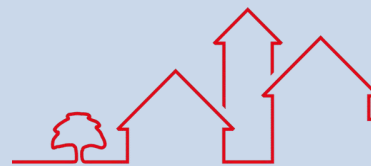




## Ia Lilac Cottages Bridgwater Road, Felton

Guide Price £335,000



# Parker's

Estate Agents & Property Lettings



## Ia Lilac Cottages Bridgwater Road

Felton, Bristol

This delightful two-bedroom character cottage in Felton, Bristol, offers a perfect blend of traditional charm and modern conveniences, with open views to the rear of Felton Common.

The interior of this unique cottage begins with an entrance hall leading into the dining room, where French doors provide access to stunning views of the common. The heart of the home is the spacious kitchen/breakfast room, thoughtfully designed for everyday living and casual dining. It features ample storage and generous work surfaces, making it practical and inviting, and seamlessly connects to the dining space. The welcoming lounge, with its high vaulted ceilings and feature fireplace with a wood-burning stove, is perfect for creating a cosy atmosphere during the colder months. This inviting space is ideal for relaxation and serves as a comfortable reception area.

The main bedroom, set off from the lounge, boasts a unique mezzanine floor, adding distinct character to the property. Stairs from the dining room lead to a second bedroom, offering additional accommodation. There is a family bathroom with a separate shower and roll-top bath.

# 1a Lilac Cottages Bridgwater Road

Felton, Bristol

One of the standout features of this property is its practical amenities. Outside, the cottage benefits from off-street parking for several cars, a large garage, and an extra storeroom. These spaces offer versatile storage options that could be adapted for various uses, such as a workshop, garden storage, or even conversion into a home office or hobby room. There is also direct access to the common.

Additionally, the property includes several modern upgrades, such as a new A+ rated boiler, a new wood burner, and an electric vehicle charge point. The property is also being sold with no onward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



**Entrance**

6' 3" x 3' 7" (1.90m x 1.10m)

**Dining Room**

14' 1" x 10' 10" (4.30m x 3.30m)

**Kitchen**

12' 2" x 13' 1" (3.70m x 4.00m)

**Lounge**

14' 9" x 12' 2" (4.50m x 3.70m)

**Bedroom 1**

14' 9" x 9' 2" (4.50m x 2.80m)

**Mezzanine**

11' 6" x 8' 10" (3.50m x 2.70m)

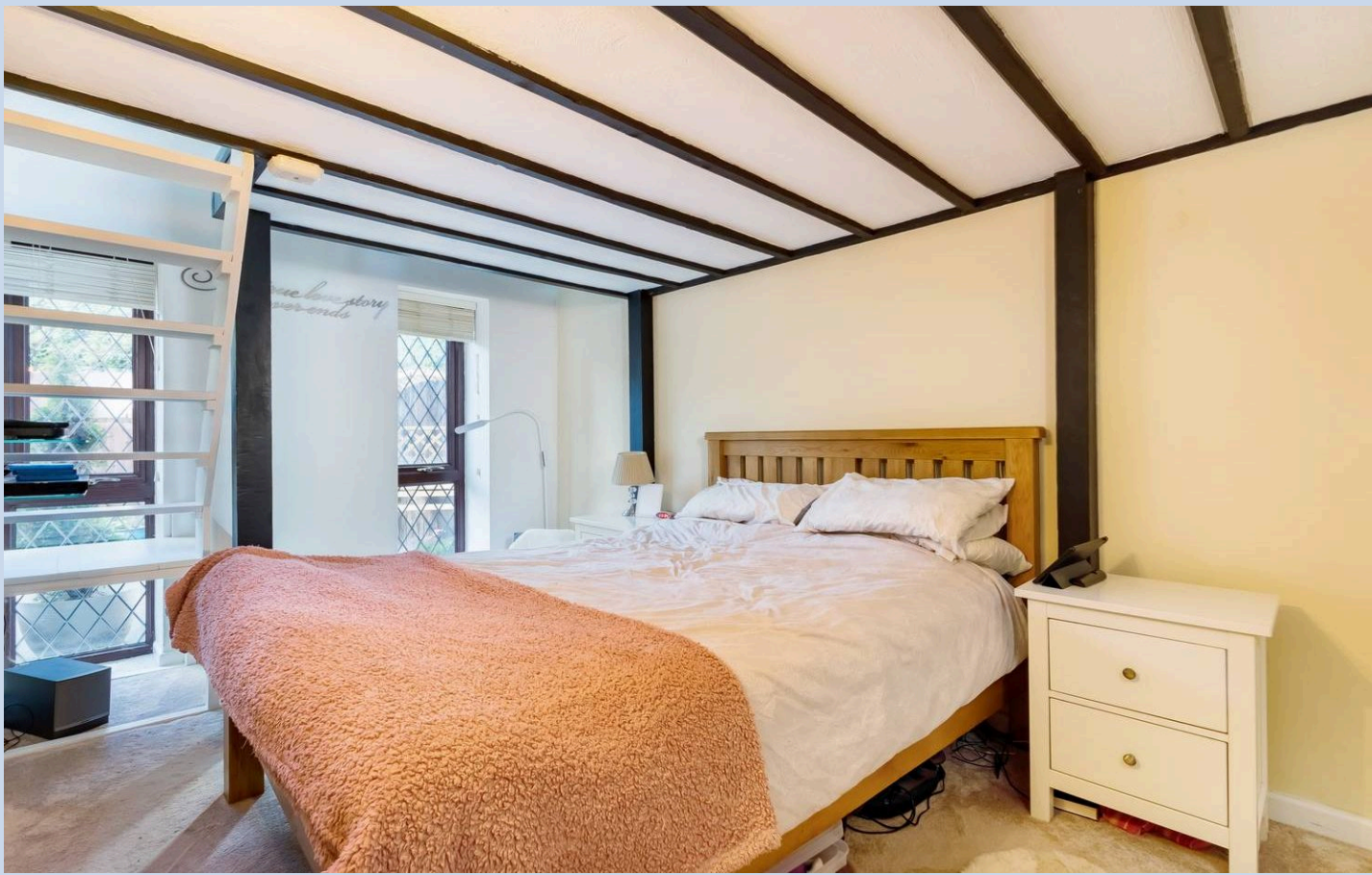
**Bedroom 2**

8' 6" x 15' 5" (2.60m x 4.70m)

**Bathroom**

13' 5" x 5' 3" (4.10m x 1.60m)





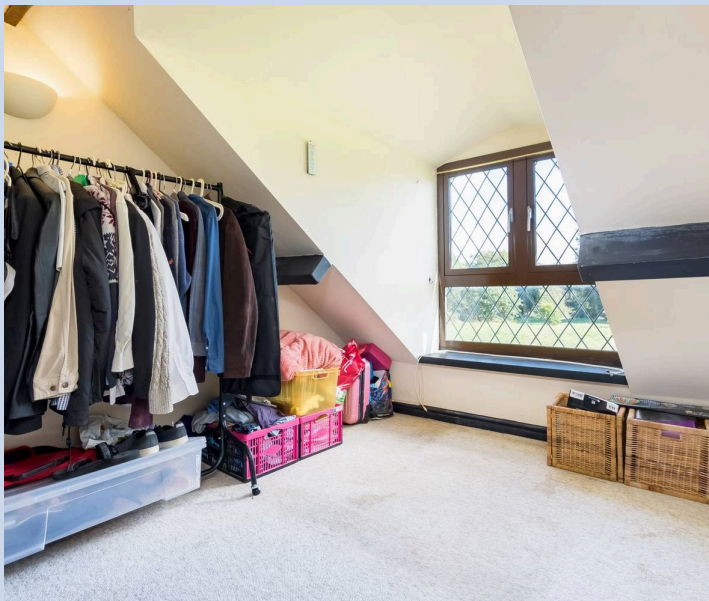
**FRONT GARDEN**

**Double garage**

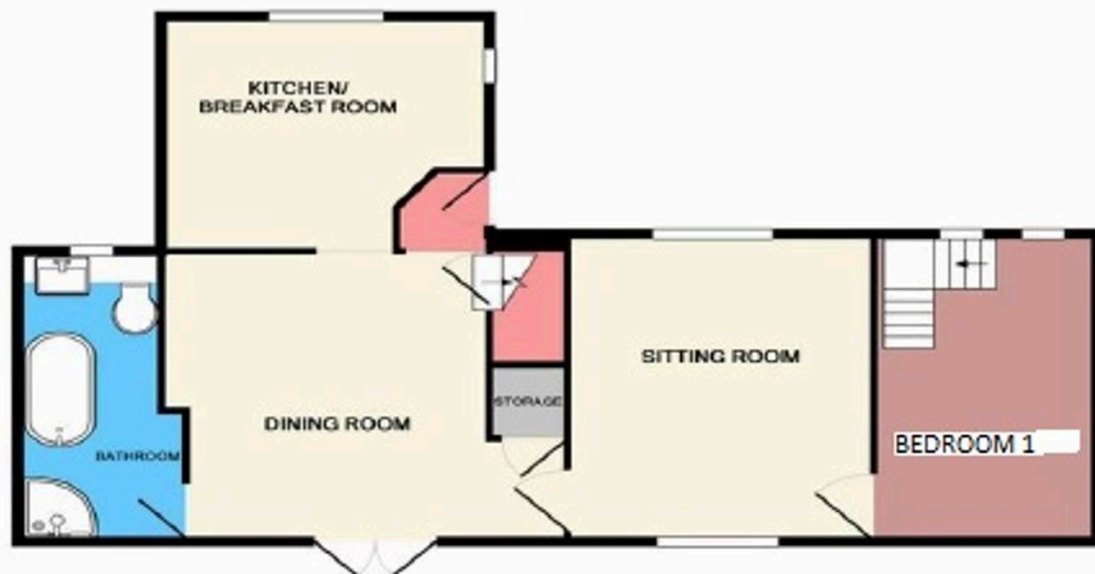
**Off street**

### **Felton:**

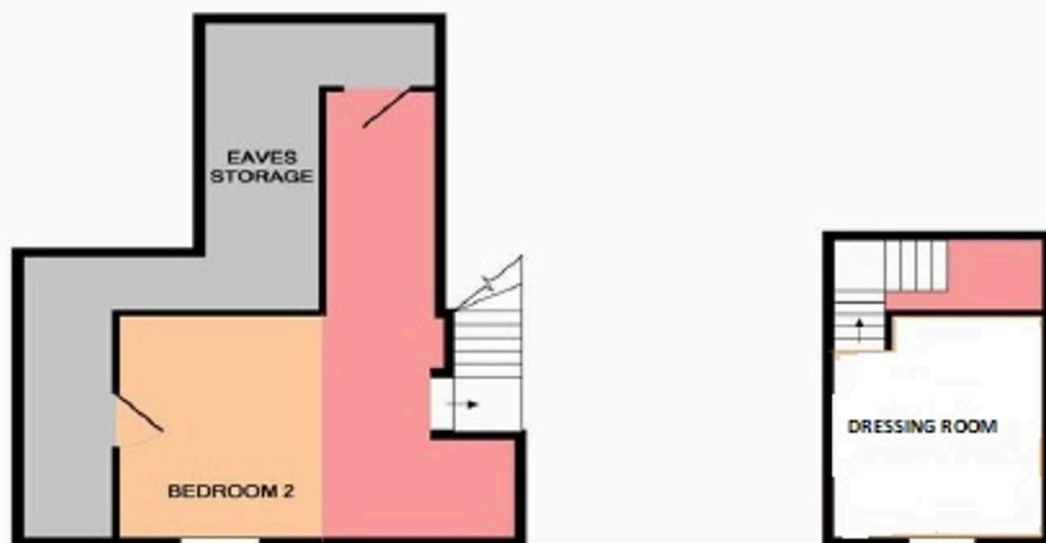
Felton is a small village situated in North Somerset, southwest of Bristol. Felton is approximately 8 miles southwest of Bristol city center, making it relatively close for commuting or accessing city amenities. Bristol Airport: One of the most notable landmarks near Felton is Bristol Airport, located just a short distance to the north. This proximity makes the area convenient for those who travel frequently. Transport Links: The A38 road runs near Felton, providing direct routes to Bristol, the airport, and further south to places like Weston-super-Mare. Public transportation might be limited, so private vehicles are commonly used.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

