



30 Parkfield Rank  
Pucklechurch

£410,000







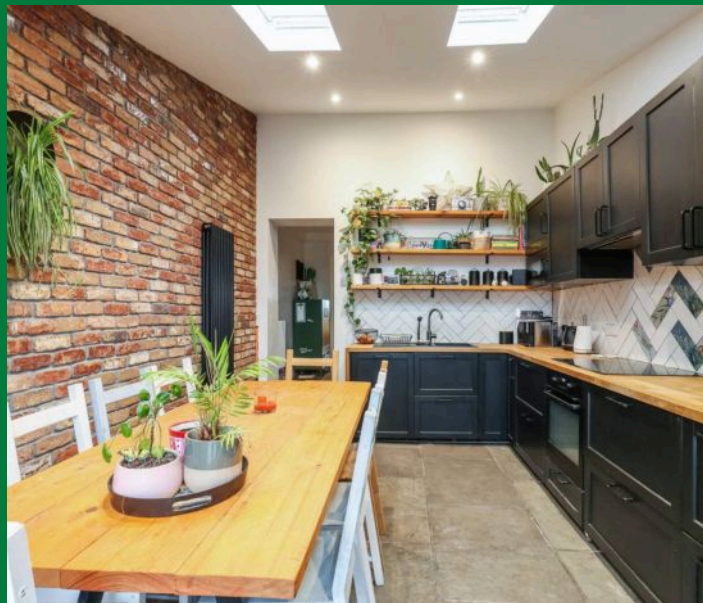
## 30 Parkfield Rank

Pucklechurch, Bristol, BS16 9NP

Wonderful character home situated in well-regarded terrace of ex-miners cottages, in semi-rural surroundings on the village outskirts. Originally dating back to mid-1800s, this property was extended 5 years ago to create a spacious kitchen dining room on the back of the property, taking full advantage of the far-reaching views across East Bristol from its elevated location. The former original kitchen now features as a utility washroom with downstairs WC - and as you would expect the property is refurbished throughout to a modern specification. Accommodation in summary comprises living room, kitchen diner, utility/cloakroom, 3 bedrooms and bathroom, set out over three storeys. Styling has been cleverly thought out in a contemporary industrial-chic style in a nod to the working heritage of these cottages, using traditional materials such as real wood flooring, flagstone and slate.

To the rear is a 50' rear garden laid to lawn, plus useful shed outbuildings to incorporate a gym, workshop, store and a studio outbuilding which is currently used as an office. The studio has French doors opening to an entertainment area at the foot of the garden where it backs on to the field, and is complete with hot tub, fire pit and barbecue for those long summer evenings ahead. There is informal parking in front of the properties.

- Well-Presented Cottage
- Spacious Living Room
- Extended Kitchen Diner
- 3 Bedrooms & Bathroom
- Utility & Cloakroom
- Far-Reaching Views







## Location and Situation:-

### Pucklechurch

An established country village lying in semi-rural surroundings about 2 miles East of Bristol. The popular and active village community includes local amenities such as a community centre, village store, cafe/bakery, hairdresser, 2 pubs, primary school, church and other facilities. Sainsburys is under 3 miles away at Emersons Green, as is excellent 'commutability' via the A4174 North Bristol Ring Road - about 1 mile, an alternative access to M4 J18 at Tormarton via A46 - 5 miles, Bristol, Bath, Yate, M4 corridor.

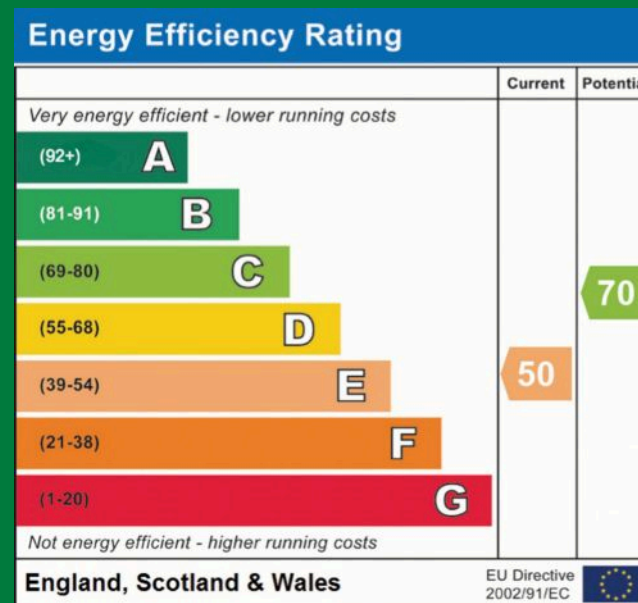
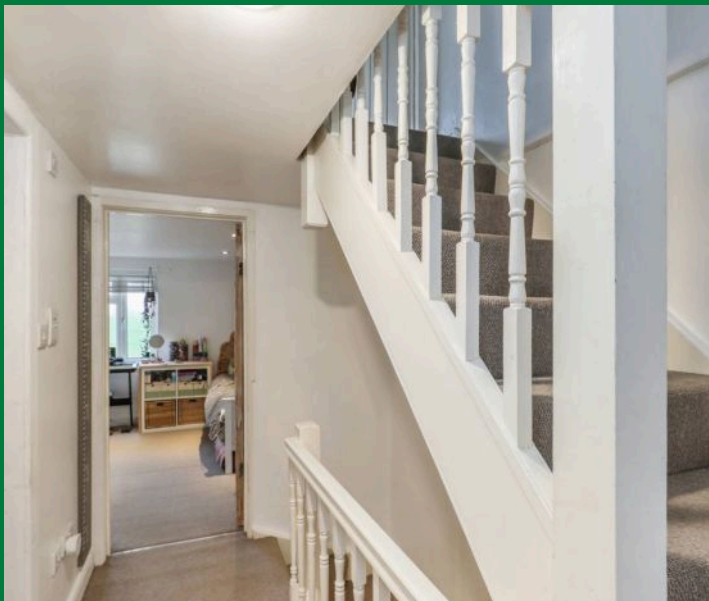
## Further details:-

Charming extended 3-bed ex-miners cottage with modern industrial-chic style, spacious kitchen diner, long garden, shed outbuildings, and far-reaching views out West towards Bristol.

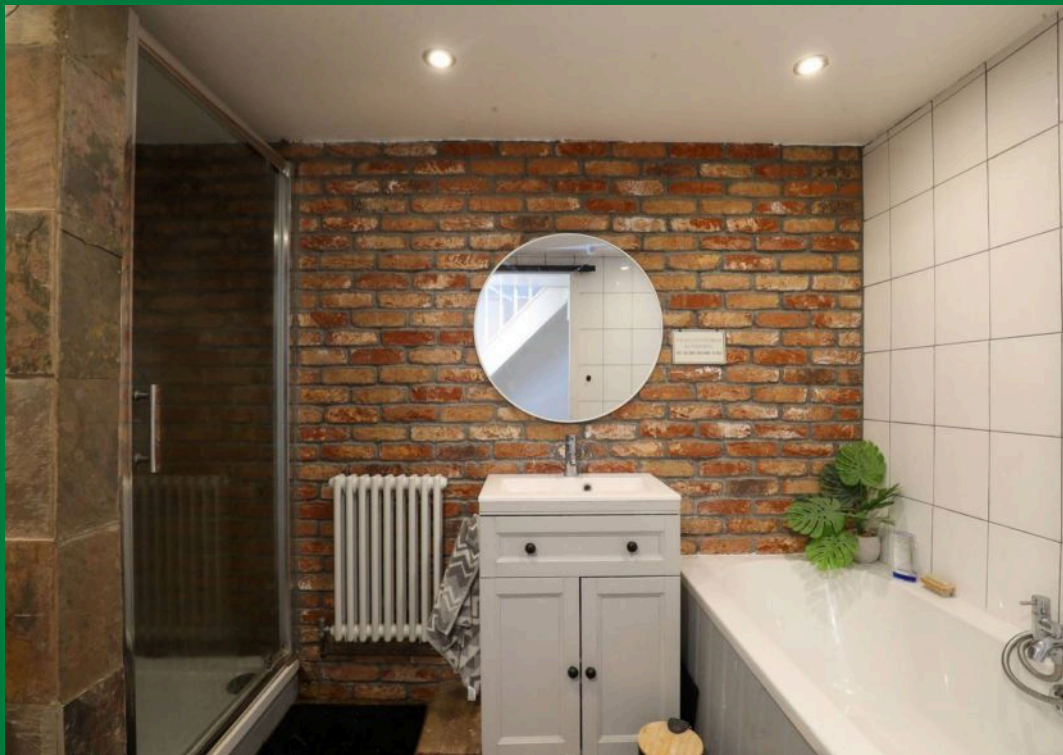
Council Tax band: B

Tenure: Freehold

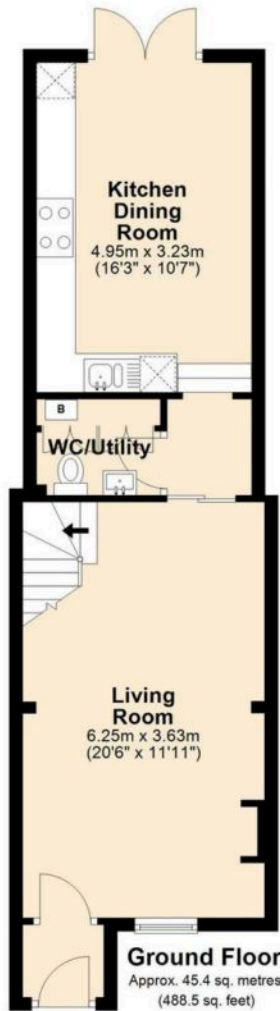
EPC Energy Efficiency Rating: E



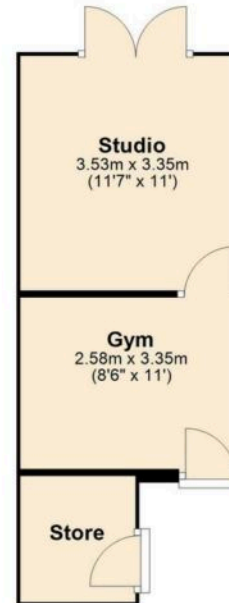
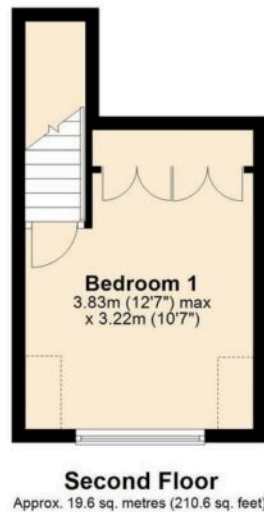
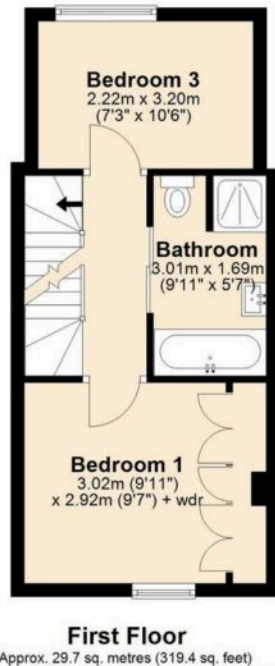








Total area: approx. 94.6 sq. metres (1018.5 sq. feet)



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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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