



## 1 Staunbury Cottages Church Lane, Bristol, BS14 0HD

**£625,000**

This four double bedroom character cottage in the sought-after Whitchurch area on the southern side of Bristol. Dating from around 1700 and extended over time, it provides deceptively spacious and flexible accommodation, well suited to families and potentially multi generational living.

The ground floor includes a beautiful sitting room featuring a fireplace with log-burning stove, plus a generous open-plan kitchen/dining room leading into a vaulted conservatory, creating a bright living space with garden views and access to the approximately 100ft south-facing mature garden, which backs onto open farmland. A utility room and ground floor WC add day-to-day practicality. There is also a dog wash station in the garage, ideal for pet owners and walkers.

Upstairs are four large double bedrooms, including a master bedroom with en-suite, and a family bathroom with free-standing bath. The layout offers potential for reconfiguration, including the possibility of creating an annexe, subject to any necessary consents. The property has an EPC rating of C and falls within Council Tax Band D.

## Entrance Porch

## Sitting Room



## Open Plan Kitchen / Diner / Family Room



## Utility Room



## Ground Floor WC



## Double Garage



## First Floor Landing

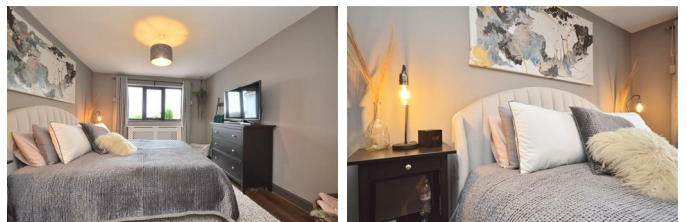
## Principle Bedroom



## En-Suite



## Bedroom Two



Bedroom Three



View to Rear



Bedroom Four



Bathroom



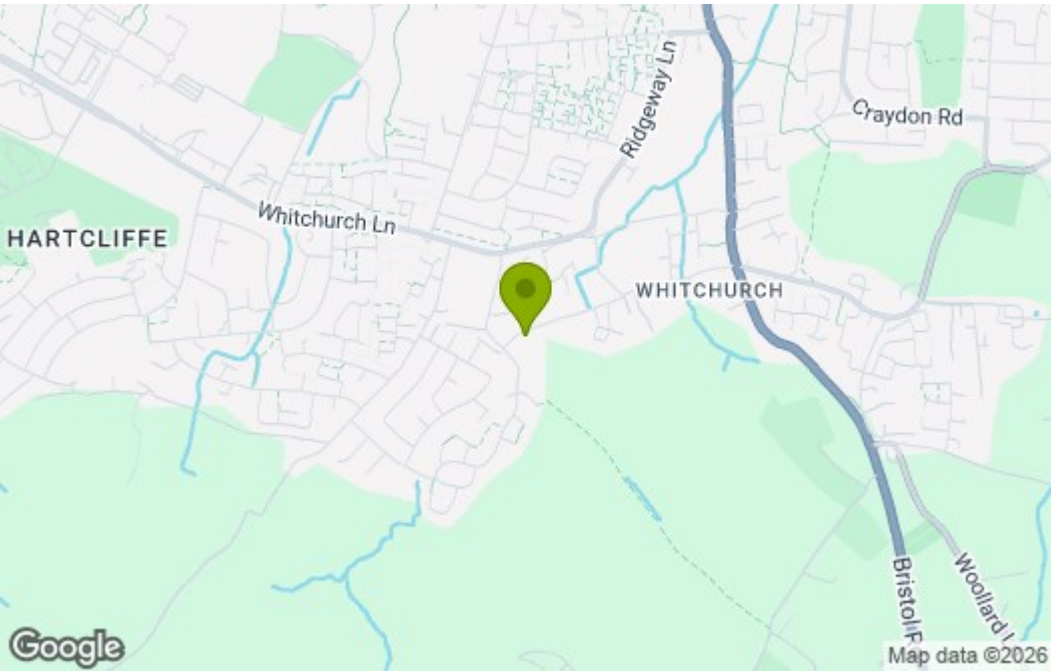
Outside



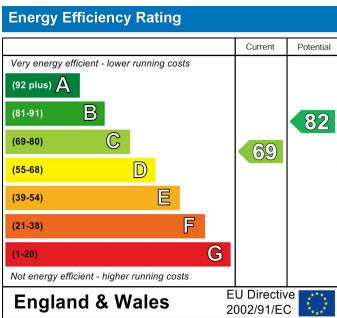
Floor Plan



Area Map



Energy Efficiency Graph



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