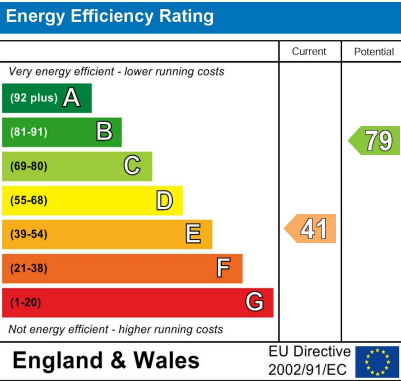


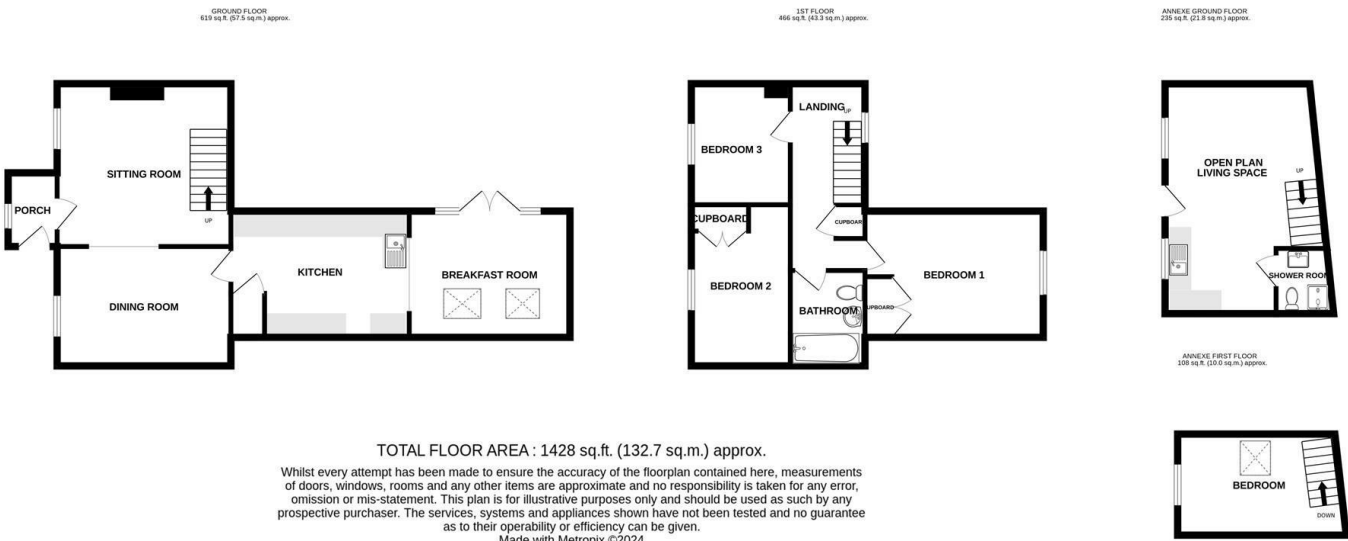


DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road, Saltford, Bristol, BS31 3BA
Tel: 01225 400400 email: saltford@daviesandway.com

15 Siston Lane, Warmley, Bristol, BS30 5LX



£550,000

A characterful three bedroom cottage with generous living accommodation and a further one bedroom annex.

- Charming semi rural cottage
- Separate one bedroom annex
- Front courtyard garden and an enclosed rear garden
- Parking to the rear of the property
- Generous and flexible living space
- Some lovely character stone walls and ceiling beams
- Vaulted ceiling in the Breakfast room
- Traditional latch style doors

www.daviesandway.com
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
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15 Siston Lane, Warmley, Bristol, BS30 5LX

Nestled in the charming semi-rural location of Siston Lane, Bristol, this delightful characterful cottage offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms, providing generous living space for relaxation and entertaining.

The cottage's unique character is evident throughout, with features that add warmth and charm to the home. The well-designed layout ensures that each room flows seamlessly into the next, creating an inviting atmosphere. The property also includes a convenient one-bedroom annex, perfect for guests, a home office, or even as a rental opportunity.

Parking is available to the rear of the property, adding to the convenience of this lovely home. The semi-rural location offers a lovely retreat from the hustle and bustle of city life while still being within easy reach of Bristol's amenities.

This property is a wonderful opportunity for those looking to embrace a tranquil lifestyle without sacrificing accessibility. Whether you are a first-time buyer, a growing family, or someone seeking a serene escape, this cottage on Siston Lane is sure to impress. Don't miss the chance to make this charming home your own.

In fuller detail the accommodation comprises (all measurements are approximate):

MAIN HOUSE GROUND FLOOR

ENCLOSED PORCH 1.81 x 1.25 (5'11" x 4'1")

Entry via a wooden door. Laminate flooring. High level box with the electrical consumer unit. Double glazed window.

SITTING ROOM 4.28 x 4.00 (14'0" x 13'1")

A lovely feature room with character stone walling, fireplace, and feature beams. Staircase leads to the first floor. Double glazed window. Laminate flooring and a radiator. Opening to

RECEPTION ROOM 4.28 x 2.94 (14'0" x 9'7")

Double glazed window. Laminate flooring. Glass fronted display cabinet. Radiator. Shaker style wall panelling to one wall and feature ceiling beam.

KITCHEN 4.40 x 3.10 (14'5" x 10'2")

Range of grey wall units, one of which is a glass display cabinet, and grey base units comprising cupboards and drawers with laminate worktops and a white tiled splashback. There is an inset stainless steel sink with a mixer tap. Tiled flooring. There is space provided for a cooker, washing machine and dishwasher. Opening to

BREAKFAST / RECEPTION ROOM 3.97 x 3.02 (13'0" x 9'10")

A light and bright room with a vaulted ceiling which has two skylights and double glazed French doors which lead to the garden and further double glazed windows each side allowing light to flood in. Tiled floor, radiator and ceiling spot lights.

TOILET

Just of the kitchen is a separate toilet and wash hand basin with tiled splashback and floor.

FIRST FLOOR

LANDING

Window and an airing cupboard.

BEDROOM 1 4.36 x 3.15 (14'3" x 10'4")

Entry via a latch style door. Built in wardrobe. Wall light. Double glazed window. Feature ceiling beam. Radiator.

BEDROOM 2 3.92 x 2.46 (12'10" x 8'0")

Entry via a latch style traditional door. Built in wardrobe. Radiator. Double glazed window

BEDROOM 3 2.92 x 2.45 (9'6" x 8'0")

Double glazed window Radiator.

BATHROOM 2.36 x 1.69 (7'8" x 5'6")

Panel bath with an electric shower over. Pedestal basin and a toilet. Part tiled walls. Laminate flooring. Extractor fan.

OUTSIDE REAR

Patio and decking ideal for alfresco dining with a lawned area beyond. Fences to side and rear with a gate leading out to the parking spaces. Oil tank.

OUTSIDE FRONT

Gate leads into the courtyard garden. A pathway leads to the main house and the annex. Hedging to the front offering privacy. There is a mixture of a lawned area and a stone chipped area with flowerbeds blended in to give a pretty place to sit outside. A store area is provided to the side of the annex ideal for bin storage.

ANNEX

GROUND FLOOR

OPEN PLAN LIVING 3.99 max x 5.64 (13'1" max x 18'6")

SITTING AREA

The front door leads to a couple of step down to the sitting room. Double glazed window. Two electric storage heaters. Staircase to the first floor.

KITCHEN AREA

Double glazed window. Wall and Base units comprising cupboards and drawers with laminate worktops over, tiled splashback, an inset stainless steel sink, drainer with a mixer tap. Space for a small dining table. Space is also available for a fridge freezer and a washing machine.

GROUND FLOOR SHOWER ROOM 1.58 x 1.47 (5'2" x 4'9")

Shower with an electric shower over. Sani flow toilet. Wash basin. Tiled walls and floor.

FIRST FLOOR BEDROOM 4.06 max x 2.49 (some restricted height) (13'3" max x 8'2" (some restricted height))

Window to the side and a skylight.

TENURE

FREEHOLD with a shared rear access driveway.

COUNCIL TAX BAND

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the house is C and the Annex is A. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority. South Gloucestershire Council
Services Mains water and sewerage. Oil central heating. Mains electricity
Broadband speed. Ultrafast 1000mps source Ofcom
Mobile phone signal. EE O2 Three Vodaphone. All likely. Source Ofcom
Located within coal mining reporting area

