



THE KEEPINGS HIGH STREET,
IRON ACTON, BS37 9UG

GOODMAN
& LILLEY







THE KEEPINGS HIGH STREET

IRON ACTON BS37 9UG

GUIDE PRICE
£395,000

Handsome period cottage set within the heart of the popular village of Iron Acton near Bristol, offering three good sized bedrooms, generous sitting room of over 20 ft, countryside views to the rear, gardens, garage and off street parking. Sold with no onward chain.

An early viewing is strongly advised to fully appreciate what is on offer here.

Location

The picturesque village of Iron Acton is located between the market town of Chipping Sodbury and the popular village of Winterbourne. It has a charming conservation High Street with many period properties, plus there are beautiful countryside surroundings including the Frome Valley River Walkway. It benefits from its own primary school, village green with traditional Maypole, church, parish hall, childrens play area, garden centre with coffee shop, tennis courts, two public houses and of course the annual 'Proms in the Meadows!' Adjacent to the church the beautiful Old Rectory is now a private therapy clinic offering a range of treatments. There are excellent road links to Bristol and motorway junctions on the M32/M4 and M5, with the M4 junction being approx 6.9 miles away. Bristol Parkway Railway Station is approx 6.6 miles from the village.

Accommodation

Please see the floorplan for room measurements and the property layout.

Ground Floor

Entrance

The front door and a porch is accessed directly off of the High Street through a secure gate to a path that leads on to the entrance. Due to the parking and a detached garage being located to the rear of the property there is a more commonly used entrance door and porch at the rear.

Entrance Hallway

With doors providing access to all downstairs rooms.

Sitting Room

Measuring over 26ft in length with stairs to the first floor accommodation, storage cupboard under the stairs, feature stone wall, window to the rear and side aspects, feature stone fireplace.

Downstairs Cloakroom

Fitted with toilet and sink.

Dining Room

With built in storage, window to the rear aspect, and housing the boiler. Door leading to the kitchen.

Kitchen

Fitted with a range of wall and base units with work surfacing over, a fitted sink, electric cooker, plumbing and spaces for a washing machine and dish washer, windows to the rear and side.

First Floor

Landing

With access to all rooms and a built in cupboard.

Bedroom One

A good sized double bedroom with a window to the rear elevation that has views across the field behind.

Bedroom Two

A second double bedroom with a window to the front elevation.

Bedroom Three

Located to the rear of the cottage with window looking out across the fields behind.

Bathroom

Fitted with a three piece suite comprising a bath, wash basin and toilet with a window to the side.

Outside

The cottage has gardens to the rear.

Garage / Parking

There is a detached garage to the rear of the property accessed by a well maintain lane with metal up and over door, power and light. There is a parking space in front of the garage.



- Period Semi Detached Cottage
- Three Bedrooms
- Spacious Sitting Room
- Rear Garden with Countryside Views
- Sought After Picturesque Village Location
- Detached Garage & Parking

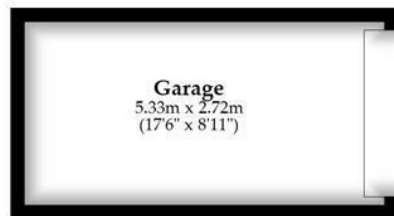
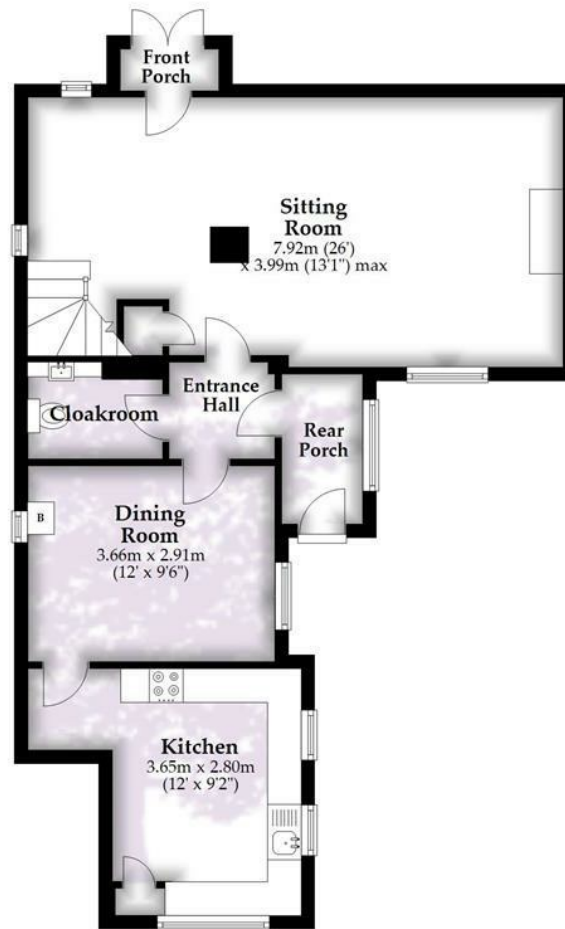




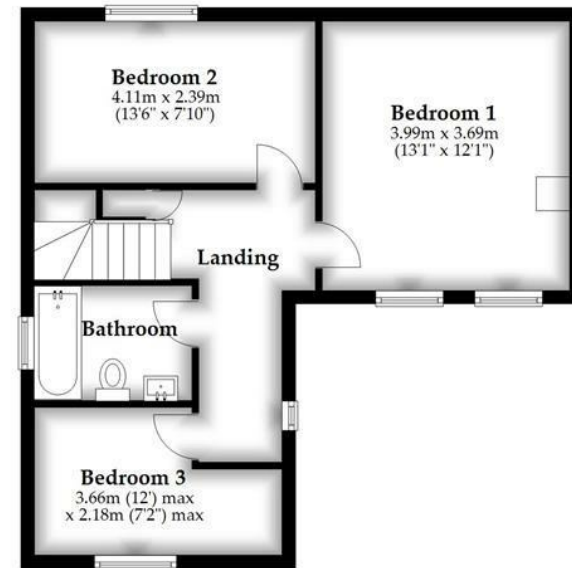
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Ground Floor



First Floor



Total area: approx. 124.2 sq. metres (1336.5 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

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