

CADBURY COTTAGE CADBURY LANE, WESTON-IN-GORDANO, BS20

Goodman & Lilley



Cadbury Cottage Cadbury Lane

Weston-In-Gordano BS20 8PT

- Characterful five-bedroom detached cottage
- Three spacious reception rooms
- Ideally positioned between Portishead and Clevedon
- Driveway with Ample Off Road Parking
- Approximately 2,617 sq ft of accommodation
- Period Features & Charm
- Pretty Cottage Gardens
- Characterful Inglenook Fireplaces

Cadbury Cottage is a charming and substantial five-bedroom period cottage, believed to date from circa 1750, offering approximately 2,617 sq ft of characterful and versatile accommodation. The property beautifully combines its historic origins with later improvements and a substantial extension added during the 1980s, creating a particularly spacious family home.

The lounge is a wonderful feature of the cottage, centered around an impressive inglenook fireplace complete with its original bread oven and a wood-burning stove. The sitting room provides a further welcoming reception space with a working fireplace and wood-burning stove, whilst the separate snug provides an additional cosy space in which to relax.

The property has been thoughtfully adapted over the years. The snug was originally the kitchen, providing an interesting insight into the evolution of the cottage, whilst the current kitchen, utility and shower room form part of the substantial 1980s extension. There had previously been plans to add a large orangery off the kitchen; although these planning permissions have now expired, there may be scope for a future owner to explore this opportunity, subject to the necessary permissions.

Upstairs are five well-proportioned bedrooms, including an impressive master bedroom, with the accommodation offering excellent flexibility for family life, guests, home working or hobbies. The en-suite was refitted approximately five years ago, whilst the main bathroom was renewed around eight years ago.

The property also benefits from three loft areas, two of which are boarded, providing useful additional storage. The loft spaces are currently separate, with the chimney breast preventing them from being connected.

Further practical features include a gas-fired combi boiler approximately six years old, which has been regularly serviced, together with an alarm which is serviced annually. The lounge also has a wooden floor beneath the existing carpet, offering further scope for a future owner to reveal and make use of this attractive feature.

Having been their home since 2002, the current owners have clearly enjoyed the cottage and its wonderful village setting. They are now looking to sell with no onward chain, making Cadbury Cottage an especially appealing proposition for buyers seeking a characterful period home with generous accommodation, excellent versatility and the convenience of a straightforward onward purchase.

Gardens & Grounds

The gardens are a particularly attractive feature of Cadbury Cottage, offering a wonderful sense of space, privacy and seclusion. Predominantly laid to lawn and framed by mature trees, established hedging and an abundance of greenery, the gardens have a mature and beautifully established feel.

A generous paved terrace immediately adjoining the house provides an excellent area for outdoor dining and entertaining, enjoying views across the garden and creating a natural extension of the living space during the warmer months. The gardens offer a lovely balance of formal and informal areas, with established borders, mature planting and secluded corners providing plenty of interest throughout the seasons. There is also considerable space for families to enjoy, with the large areas of lawn lending themselves to outdoor recreation, while the mature trees and planting create an attractive backdrop and a high degree of privacy.

Driveway

The property is approached via a generous graveled driveway, providing ample off-road parking for several vehicles.



















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Location

Weston in Gordano is an attractive and highly sought-after village situated within the beautiful Gordano Valley, ideally positioned between the established coastal towns of Portishead and Clevedon. The village offers the appeal of rural North Somerset living while remaining exceptionally well connected to the surrounding towns, Bristol and the wider motorway network.

One of the key advantages of Weston in Gordano is its equidistant position between Portishead and Clevedon. Both towns are approximately two miles from the village, giving residents easy access to the extensive range of shops, restaurants, cafés, leisure facilities and everyday amenities available in each.

Portishead is particularly attractive for those looking to combine village and coastal living, with its marina, waterfront, independent businesses and extensive leisure facilities. Importantly, Portishead railway station is now part of the wider transport improvements to the area, providing a significant future benefit for commuters and adding to the area's long-term appeal. The restored Portishead rail connection is intended to provide a direct rail service towards Bristol, further strengthening the town's connectivity.

Clevedon, meanwhile, provides a similarly attractive coastal setting, famous for its Victorian pier, seafront and charming town centre, while also offering convenient access towards Bristol and the M5.

For commuters, Weston in Gordano is exceptionally well placed. Bristol city centre is approximately nine miles away, while the M5 provides straightforward access towards Bristol, the wider South West and South Wales. Bristol Airport is also within convenient travelling distance.

The village itself retains a distinctly rural character, surrounded by open countryside and the landscape of the Gordano Valley. This combination of peaceful village surroundings, countryside, coastal proximity and excellent connectivity makes Weston in Gordano particularly appealing to buyers looking for a more tranquil lifestyle without sacrificing accessibility.

Material Information

Tenure: Freehold

Council Tax: F

EPC Rating: D (59) – with potential opportunity to improve to C (78), subject to confirmation.

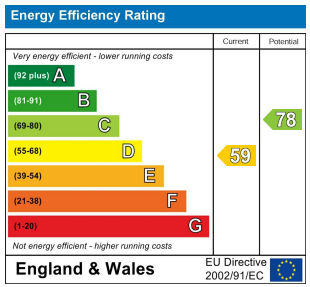
Utilities: Mains electricity, gas and water. Private sewerage system.

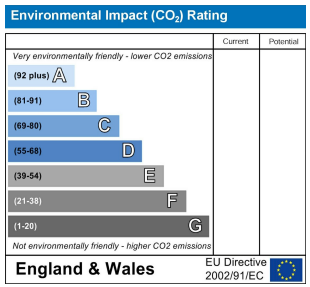
Heating: Gas-fired combi boiler, approximately six years old and regularly serviced.

Fireplaces & Stoves:

Inglenook fireplace with original bread oven and wood-burning stove in the lounge.
Working fireplace with wood-burning stove in the sitting room.

Parking: Graveled driveway providing ample off-road parking.























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