

estate agents **auctioneers**

**hollis
morgan**



Canteen Cottage Henbury Road, Blaise, Bristol, BS10 7AD

£475,000

Hollis Morgan - A truly unique and deceptively large 17th century cottage, showcasing all original features and situated just a stones throw from Blaise Castle Estate.

- Grade II listed Detached Cottage
- Abundance of Period Features
- 1750 Sq Ft
- Three Bedrooms
- Open Plan Kitchen/Diner
- Private Garden
- Parking
- Basement
- Garage

Description

Canteen Cottage is a charming Grade II listed detached property which dates back to the 17th Century, redeveloped with the neighbouring Manor House over recent years the current owners have cleverly combined modern touches with the original period fabric to create a truly exceptional home located in an idyllic setting. The light and airy accommodation comprises entrance hall with access to basement, Open plan kitchen diner, spacious lounge with French doors leading to private garden. The first floor offers two double bedrooms and generous third bedroom, study area and a contemporary finished three piece bathroom suite completing the accommodation. To the outside there is private off street parking for two vehicles situated at the front of the property with a quirky enclosed garden to the rear complete with stone boundary wall, patio area and rear access.

Location

Located on the edge of the Blaise Castle Estate within a few minutes' walk of the enchanting woodland and open parkland and is only 1 mile from the local shopping facilities of Westbury Village with its wide range of independent retailers whilst the regional shopping Centre at Cribbs Causeway is within 2.5 miles as is the regional motorway network with excellent local bus routes also situated within close proximity.

Kitchen/Diner

Modern fitted kitchen offering a range of matching wall and base units, oak worksurfaces, tiled splash backs, integrated electric oven with gas hob and extractor fan. Gas Combination boiler, airing cupboard with plumbing for appliances. Sash window to front elevation with additional velux window. The dining area offers ample space for entertaining, exposed ceiling beam, additional storage cupboard, open fireplace with tiled inset, multiple sash windows. Radiator.

Hallway

Access to accommodation, storage space.

Lounge

Dual aspect with working fireplace, radiator, french doors leading to garden.

Bedroom 1

Window to side elevation, storage space, radiator, period fireplace, original bread oven.

Bedroom 2

Window to side elevation, storage space, radiator, period fireplace, views towards Blaise estate.

Bedroom 3

Radiator, ceiling window.

Office Area

Bathroom

White three piece bathroom suite with tiled surround, low level W.C, wash basin, shower over bath, heated towel rail, storage space.

Basement

Huge Potential subject to development

Garden

Patio area, stone boundary wall, gravelled area, rear access.

Garage

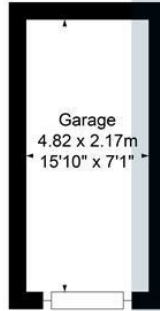
Up and Over door.



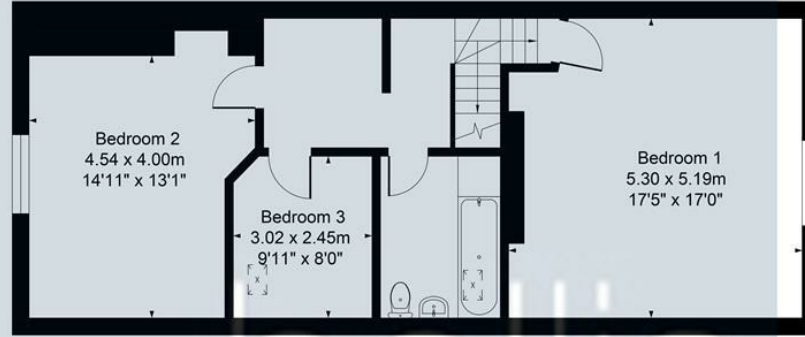
Canteen Cottage, Henbury Road, Henbury, Bristol, BS10 7AD
APPROX. GROSS INTERNAL FLOOR AREA 1890 SQ FT 175.59 SQ METRES

TOTAL APPROX. 112 SQ FT 10.45 SQ METRES

TOTAL APPROX. 780 SQ FT 72.46 SQ METRES



GARAGE



FIRST FLOOR

TOTAL APPROX. 197 SQ FT 18.26 SQ METRES

TOTAL APPROX. 801 SQ FT 74.42 SQ METRES



BASEMENT

GROUND FLOOR

Illustrated for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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