

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.

Lounge

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

Hallway

Access to accomodation, storage space.

Bedroom 1

Window to side elevation, storage space, radiator, period fireplace, orginal 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.



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