Greenwood Cottage Cadbury Camp Lane West, Tickenham, North Somerset,
£600,000

A Freehold DETACHED FAMILY HOME (2290 Sq Ft) set in 1 ACRE with RURAL VIEWS over the GORDANO VALLEY with huge POTENTIAL in this sought after location.

- Freehold Detached House
- 1 Acre Plot
- Stunning Views
- Huge Potential
- No Chain

The Property
Greenwood Cottage is a Freehold detached property (2290 Sq Ft) occupying a stunning elevated position with far reaching views over the Gordano Valley.
The property is located at the end of the exclusive Cadbury Camp Lane West above the sought after village of Tickenham and occupies a mature plot of circa 1 acre.
The original cottage dates from circa 17th century and was extended in the 1960's to create the current accommodation which is arranged over 2 floors.
The grounds include a large detached workshop which has tandem garaging for 4 cars and various outbuildings and stables plus additional area opposite the property with parking for 2 - 3 cars and scope to landscape and accommodate more vehicles.
Sold with vacant possession.

Location
The village of Tickenham is approximately 10 miles South West of Bristol and about 6.8 miles from the fashionable Clifton Village with a wide array of boutiques, bars and restaurants. Cadbury Camp Lane West is a discreet cul-de-sac on a slight incline and thus providing elevated views. The location is highly desirable with good links to Clevedon where there are good primary and secondary state schools whilst The Downs School and Wraxall providing preparatory education and for independents there are a number of notable schools in Bristol. For sporting endeavours there are golf courses available as well as many footpaths and bridle paths available from the nearby Cadbury Camp Wood and of course the Mendip Hills. Bristol Temple Meads provides a wide schedule of rail services to a number of cities nationwide and for more extensive travel, Bristol Airport provides flights to many European destinations.

The Opportunity
SCOPE FOR STUNNING FAMILY HOME SET IN MATURE GARDENS

The property offers huge potential to either demolish and erect a new build or extend and renovate the existing property to create a large family home with fine views over the Valley in this exceptionally popular residential location where similar completed properties sell for in excess of £2m in nearby Cadbury Camp Lane.

We are informed no planning of this nature has been previously sought but buyers must make their own investigations.
We understand there is scope for a replacement dwelling up to 50% larger in volume / footprint than the original property – see planning policy DM44 on the North Somerset planning portal.

For ease – page 102 via the link below.
https://www.n-somerset.gov.uk/sites/default/files/2020-04/sites%20and%20policies%20plan%20part%201%20development%20management%20policies%20July%202016.pdf

CONVERSION OF GARAGE BLOCK

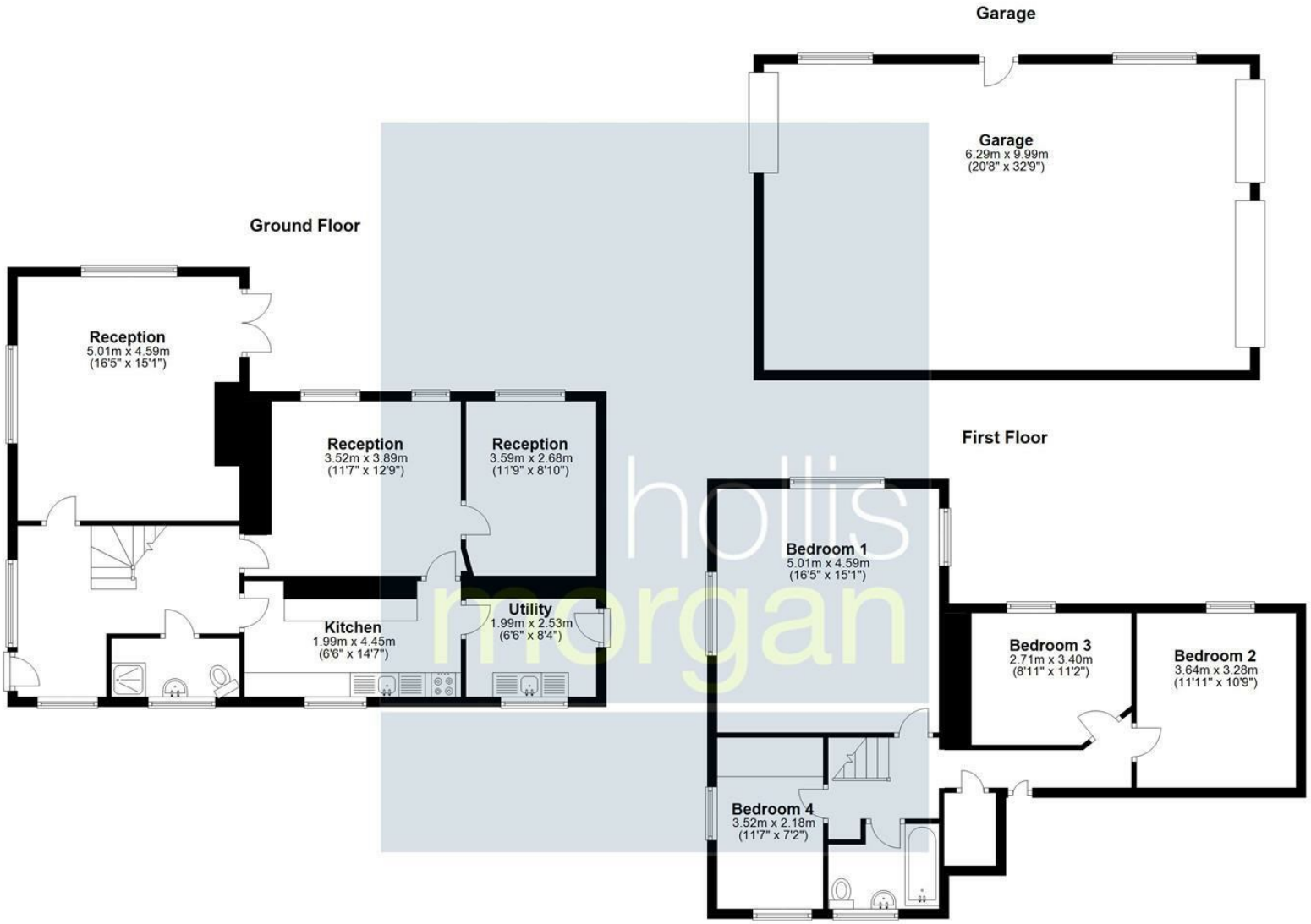
The large garage block faces South and has scope for conversion to a home office or annexe (subject to consents)

DEVELOPMENT SITE

There is secondary established vehicular access at the far end of the site which may provide scope for a second dwelling on the plot subject to consents.
Interested parties should note that planning was recently refused although we understand there may be scope for an appeal or for an amended scheme.

23/P/0414/FUL | Demolition of the existing detached dwelling, garage and outbuildings and proposed erection of 2no. 4 bed split level dwellings with integral garages and improved access. | Greenwood Cadbury Camp Lane West Tickenham North Somerset BS21 6SU

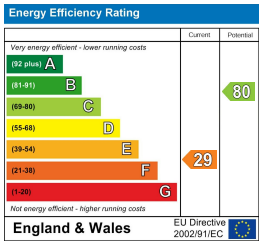
Useful Information
Tenure - Freehold
EPC - F
Council Tax Band- D

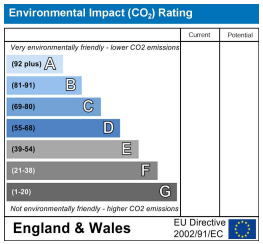


Total area: approx. 212.8 sq. metres (2290.4 sq. feet)

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

Plan produced using PlanUp.





TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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morgan