

estate agents **auctioneers**



**Northerwood Over Lane, Almondsbury, Bristol, BS35 5RS**

**£675,000**

An impressive 2000 sq ft home nestled within a generous plot 1/2 acre plot, situated along the sought after Over Lane with huge potential. No Chain.

- Sought after location 'Over Lane'
- Rural setting
- Gated driveway
- Detached property
- No onwards chain
- Vast potential to extend or develop (Subject to planning consents)
- One bedroom self-contained flat with a private entrance
- Secluded position
- Set on 1/2 an acre

### The Property

Northerwood, situated on the sought after and highly regarded Over Lane, presents a unique opportunity to acquire a spacious detached home set on a large and mature plot with a desirable southern orientation.

Upon entry to the property a spacious hallway initially greets you, through to the left is a vast open plan kitchen/living area providing you with an excellent space to host and enjoy with friends & family. Furthermore, there is ample room for a sizeable dining table suitable for up to 8 guests and a characterful red brick chimney stack which provides the potential to re-implement as part of the home. Accommodation on the ground floor serves 4 double bedrooms, one of which includes an en-suite with a family bathroom tending to the remaining bedrooms.

Entry to the property is accessed via private gates which welcome you down a long driveway with space for 3/4 cars. The gardens provide the utmost privacy to enjoy and retreat within the sunny aspects and pleasurable green views.

\* Self-contained flat (First Floor) – Accessed via a private back door, leading upstairs is a self-contained one bedroom flat with a double bedroom, separate bathroom, and an open plan kitchen living area. It is currently used as additional income by letting for £600 PCM, but equally if preferred, can be restored back into the original house and will gain a further bedroom with the removal of the kitchen. \*

### Location

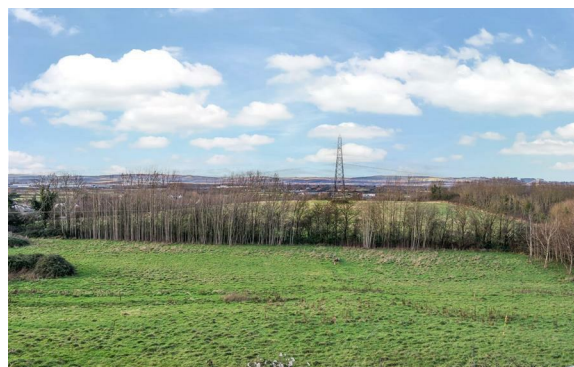
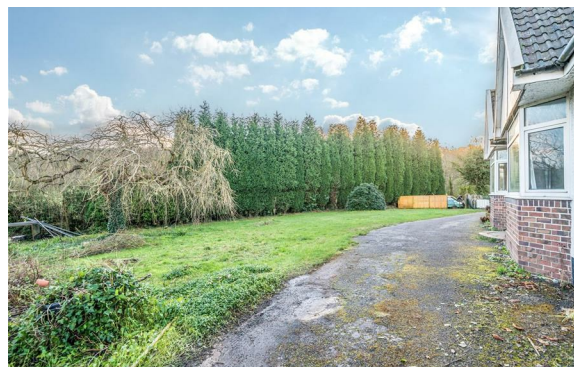
Located in the popular village of Easter Compton, this property is conveniently situated within close proximity to the M5/M4 motorway links, yet within reaching distance of Bristol and all the amenities it has to offer. Local schools have both outstanding and good Ofsted ratings, and there are various local leisure/shopping facilities including The Wave, Cribbs Causeway and Bristol Golf Club as well as all the scenic and beautiful walks to explore nearby.

### Further Information

Tenure - Freehold

### Please Note

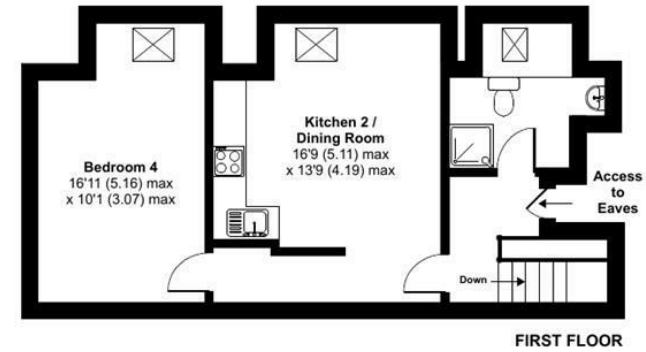
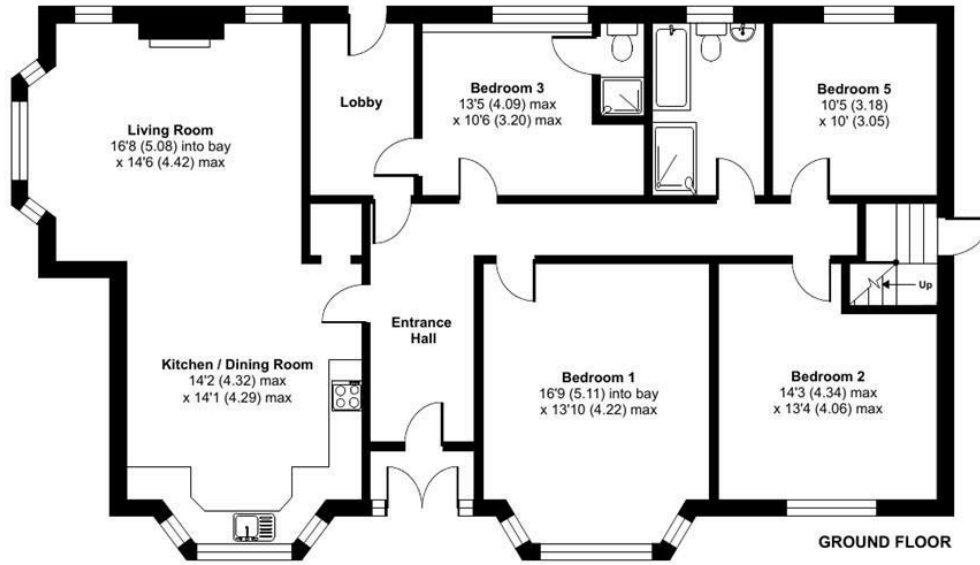
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



# Over Lane, Easter Compton, Bristol, BS35

Approximate Area = 2074 sq ft / 192.6 sq m

For identification only - Not to scale



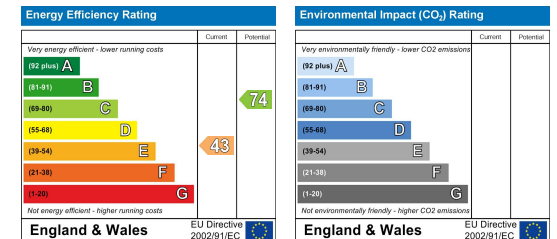
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄chemcom 2024. Produced for Hollis Morgan. REF: 1071339



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

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk) | [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

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



hollis  
morgan

---