

The Triangle Kingston Seymour BS21 6XD

£610,000

marktemppler

RESIDENTIAL SALES





Property Type
Detached Cottage



How Big
1533.00 sq ft



Bedrooms
4



Reception Rooms
3



Bathrooms
2



Warmth
Oil Fired Heating



Parking
Driveway



Outside
Front, Side and Rear



EPC Rating
F



Council Tax Band
F



Construction
Stone



Tenure
Freehold

Dating back to the late 1700s, this charming double-fronted stone cottage is full of character and enjoys an extensive plot wrapping around the front, side and rear. Situated in the popular village of Kingston Seymour, the property offers flexible accommodation in a peaceful rural setting.

The cottage retains many period features, including a gorgeous fireplace within the front living room, creating a warm and inviting focal point. To the rear of the main house is a kitchen/dining room, complemented by a separate utility area and a downstairs cloakroom. Upstairs, three bedrooms are arranged around a spacious landing which currently provides a useful study area, alongside a family bathroom. Heating is provided via an oil-fired Rayburn, a traditional range cooker that also heats the home's hot water and radiators, combining cooking and heating in one central system.

The property is currently configured to include a self-contained one-bedroom annex on the ground floor. This comprises a kitchen and living area, double bedroom and shower room, offering ideal accommodation for an elderly relative, young adult or potentially as a holiday let. There is internal access between the main house and annex.

Outside, the plot is a particular highlight, with extensive gardens surrounding the cottage. Spacious lawns are framed by mature hedges and trees, while a patio seating area provides an ideal spot for outdoor entertaining. There is also a summerhouse along with plenty of space for sheds or greenhouses. The property is approached through a gated, spacious gravel driveway providing ample parking, completing this attractive and highly individual village home.

Yatton railway station is just a short drive away while you can also connect to the M5 motorway within around 10 minutes.



Charming 18th-century detached stone cottage in Kingston Seymour with annex, generous gardens and characterful accommodation.



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £12 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



Material Information

UTILITIES

Mains electric, water and drainage. Oil tank.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 1000 Mbps. Mobile coverage is good outdoor and variable in-home. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.



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