

Rainbow Cottage, 17 High Street Claverham BS49 4NB

£599,500

marktempler

RESIDENTIAL SALES





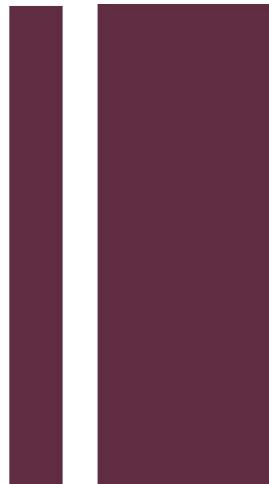
	PROPERTY TYPE	Detached Cottage
	HOW BIG	1884 sq ft
	BEDROOMS	5
	RECEPTION ROOMS	3
	BATHROOMS	2
	WARMTH	gas fired central heating
	PARKING	Off street and garage
	OUTSIDE SPACE	Front and rear
	EPC RATING	D
	COUNCIL TAX BAND	E

Beautiful cottage that is bursting with charm and character, situated in the popular village of Claverham - Rainbow Cottage started life as a farmhands residence, then utilised as a police station until the 1960's, and having been sympathetically extended over the years is now a wonderful five bedroom family home. This stunning property is beautifully presented throughout and retains a great deal of character, with many rooms featuring walls with exposed stone work, wooden beams and log burning stoves to the main reception rooms. The original entrance is seldom used these days as the current owners mainly access the property from the rear. A porch/boot room leads into the dining/family room which is in turn open to the bespoke kitchen. An inner hallway provides access to the sitting room which is festooned with period features, study, ground-floor bathroom and utility room. A flight of stairs at the end of the hallway allow access to a bedroom, while the central staircase leads to the first floor where you have four more bedrooms and family bathroom. From the first floor landing, a staircase rises to the converted loft that is being utilised as an additional office. Solar panels and battery pack have also been installed, a welcome cost saving feature for the future owner.

Outside, a stone wall encompasses the front and side with a gate leading to the original entrance with double wooden gates providing access to the driveway. The front is beautifully softened and framed by an array of mature hedge and shrubs, with an aroma of honeysuckle as it cascades over the wooden porch. The rear has been beautifully landscaped, with indian sandstone providing a wonderful patio area to sit and unwind. An additional small raised seating area is tucked away in a corner and beautifully screened with planted shrubs with a small shed beyond. A picket style fence and gate lead to the gravel driveway where you have off-street parking for two vehicles and leads to the detached garage.

The backwater of Claverham is a great location for those wishing to combine easy country living with fantastic country walks, and also being a great commuter base for both Bristol and surrounding towns. For commuting, the M5 junction can be found at both Weston Super Mare and Clevedon, railway stations at Yatton and Backwell with Bristol International Airport just at the top of the hill.







DETACHED COTTAGE IN THE VILLAGE OF CLAVERHAM



HOW TO BUY THIS PROPERTY

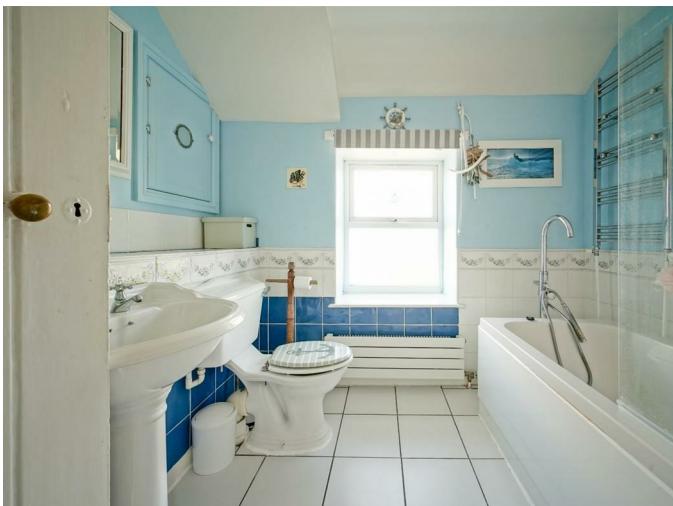
If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



Up your street...

Beautiful countryside walks

Court De Wyck Primary School & Backwell Secondary School catchment area

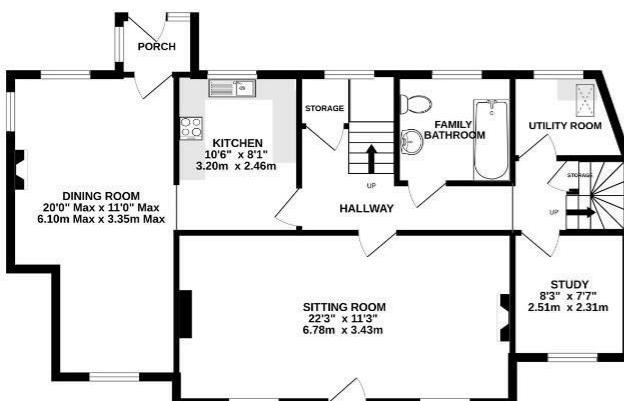
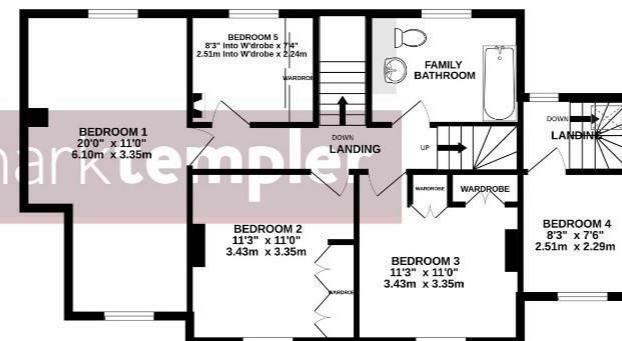
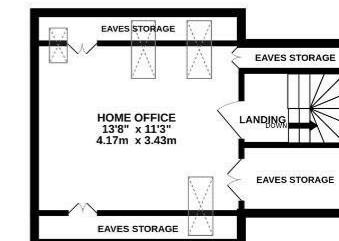
Claverham Village Hall & Tannery Bar

Stepping Stones Community Pre-School

Commuting to Bristol City Centre

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GROUND FLOOR
830 sq.ft. (77.1 sq.m.) approx.1ST FLOOR
765 sq.ft. (71.1 sq.m.) approx.2ND FLOOR
289 sq.ft. (26.9 sq.m.) approx.

TOTAL FLOOR AREA : 1884 sq.ft. (175.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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