



Olive

ESTATE AGENTS

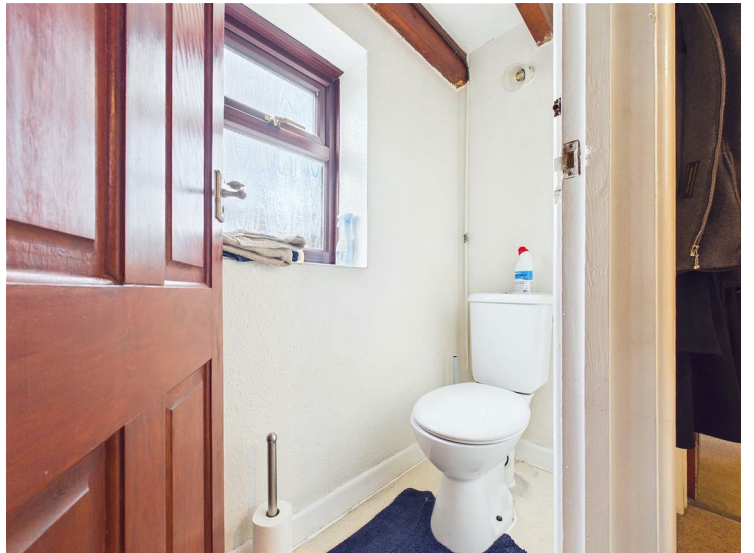


Manor Farm Cottage Charterhouse, Bristol, BS40 7XS £495,000

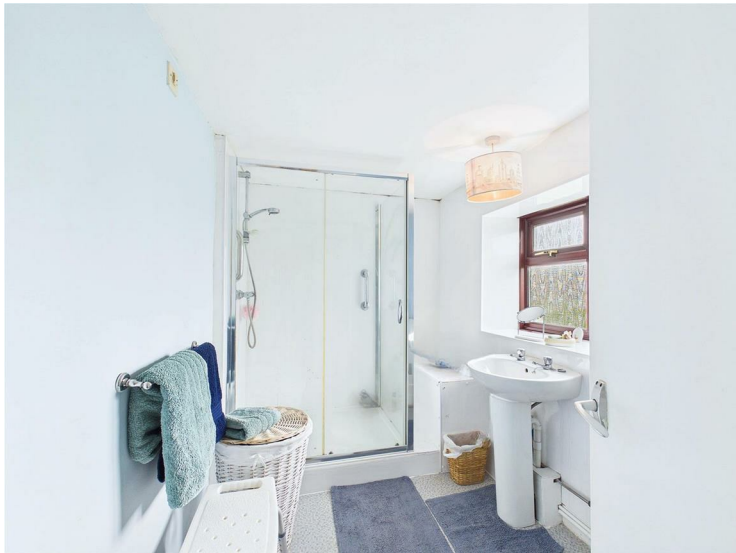
*** ONE OFF OPPORTUNITY *** BEAUTIFUL DETACHED PERIOD COTTAGE RETAINING MANY ORIGINAL FEATURES
*** RURAL LOCATION *** GOOD SIZE PLOT *** FOUR BEDROOMS *** ENTRANCE PORCH *** KITCHEN *** LIVING
ROOM *** SITTING ROOM *** OFF STREET PARKING *** EPC E *** COUNCIL TAX BAND D *** FREEHOLD ***

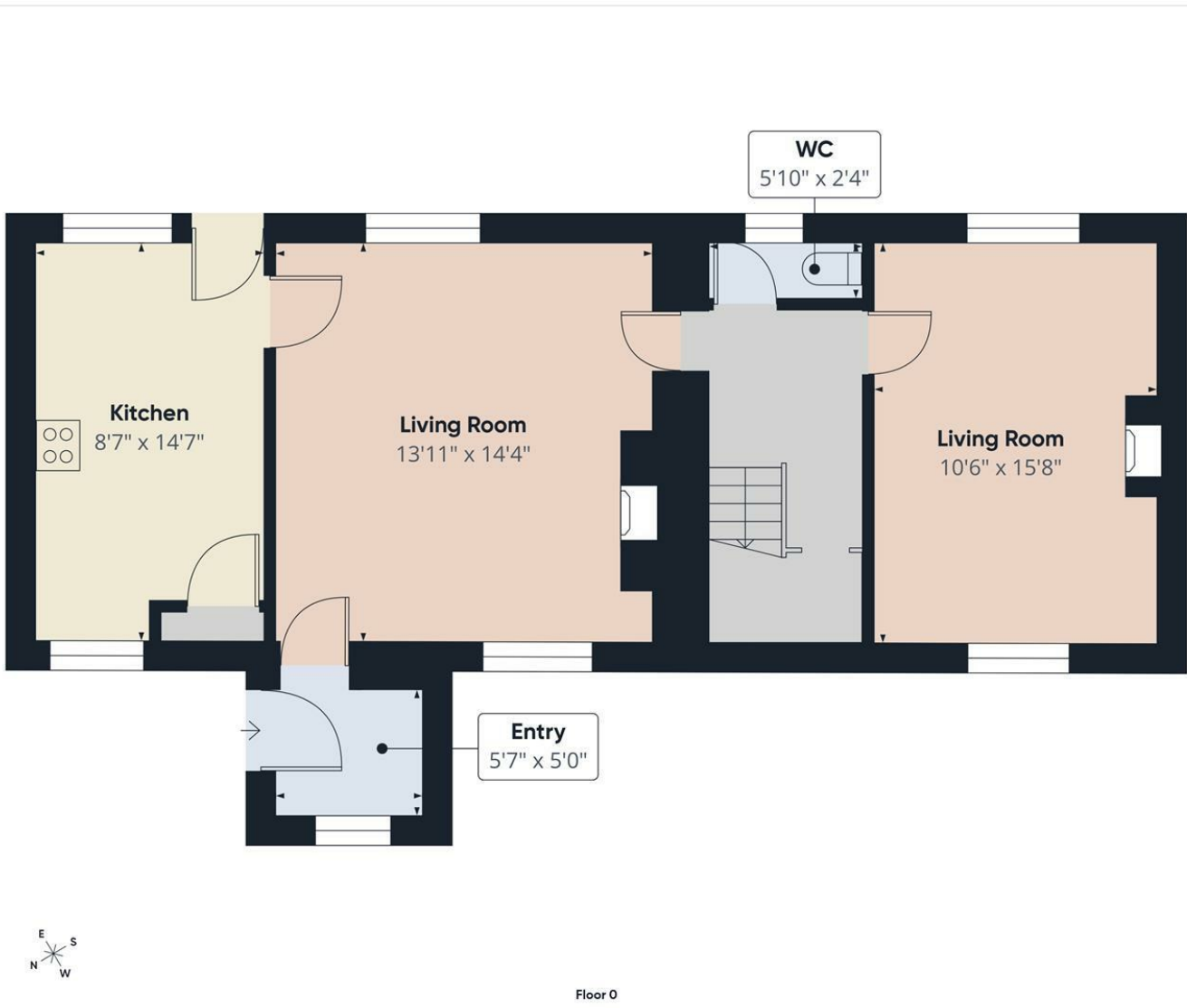
Situated in a rural location, this charming detached cottage offers a unique opportunity for those looking to create their dream home. Set on a generous plot, this extremely warm and inviting property has ample parking and is surrounded by rolling fields and rustic farm buildings.

Whilst in need of some updating, the character and charm shine through, allowing you to be able to use your own style on this idyllic countryside home.









Approximate total area⁽¹⁾
602 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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