



2 Manor View Cottages Manor Lane, Bristol, Somerset BS8 3RY

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A delightful stone cottage situated in this rural setting only two miles from Clifton across the Suspension Bridge. Number two Manor View Cottages has been in the same family ownership since 1914, standing true testament to how special a spot this is to reside. Now offered for sale in what we regard to be a high standard of decorative order the property presents an exciting opportunity for an incoming purchaser to create a new chapter, perhaps through a program of some modernisation and maybe even an extension if desired (subject to all necessary consents of course). The cottage enjoys a fantastic position with an open outlook across neighbouring gardens and farmland to both the front and rear. The latter of these views is simply breath-taking looking across the valley to Old Park Wood and further afield over the Bristol Channel with the Severn Crossing and the Welsh Hills featuring on the horizon. Other notable benefits include a generous, level garden to the side and front with driveway parking behind a five-bar gate, an integral single garage and oil-fired central heating. Lastly, it should be noted that this property is offered for sale with no onward chain however is reliant upon being sold with a grant of probate that we understand is in the application process.



3



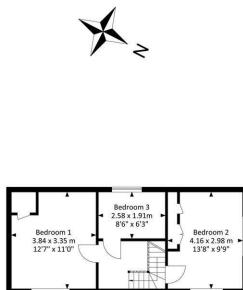
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1



Approx. Gross Internal Area
1154.0 Sq.Ft - 107.20 Sq.M

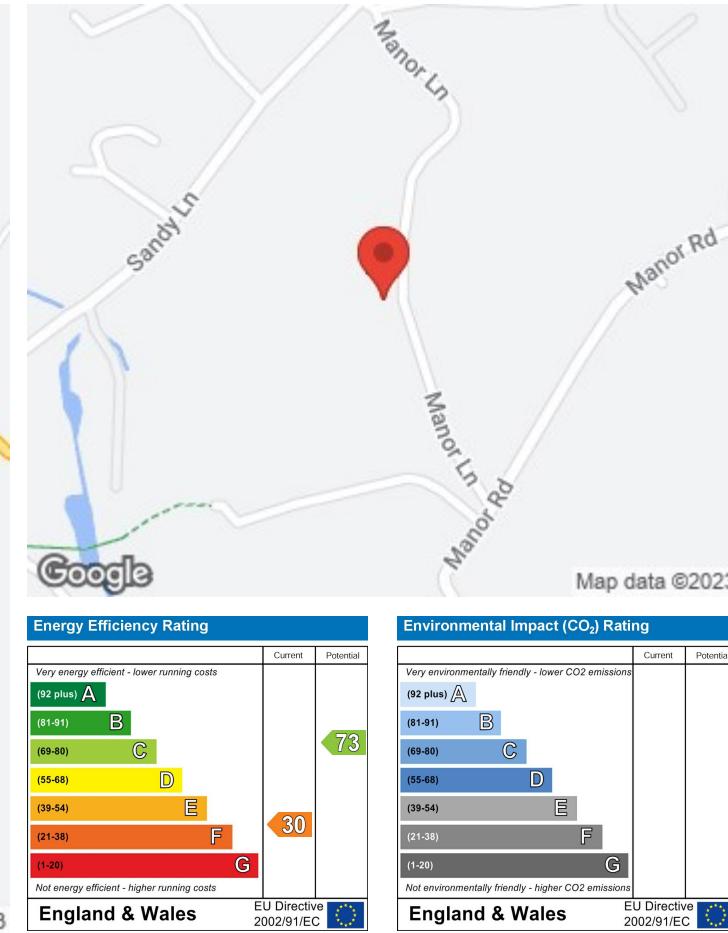


Ground Floor

First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure
accuracy of the floor plan all measurements are
approximate and should not be taken for
any error, omission or measurement.





OTHER INFORMATION



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IMPORTANT NOTE

Hydes Of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This information shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.