



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



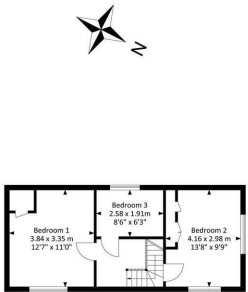
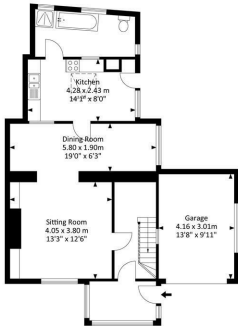
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1



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

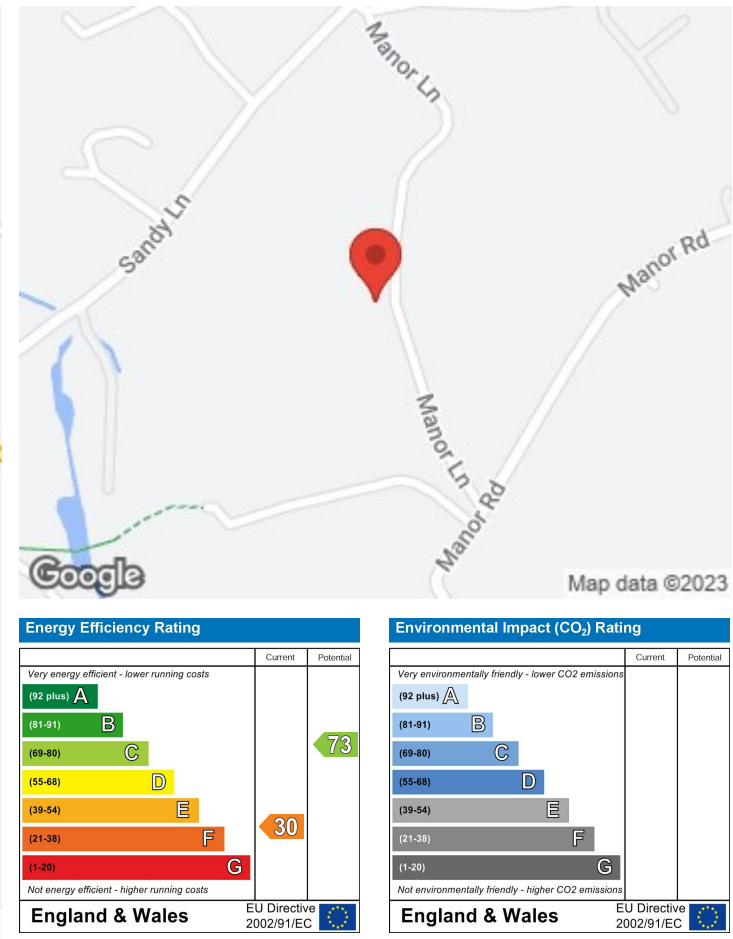
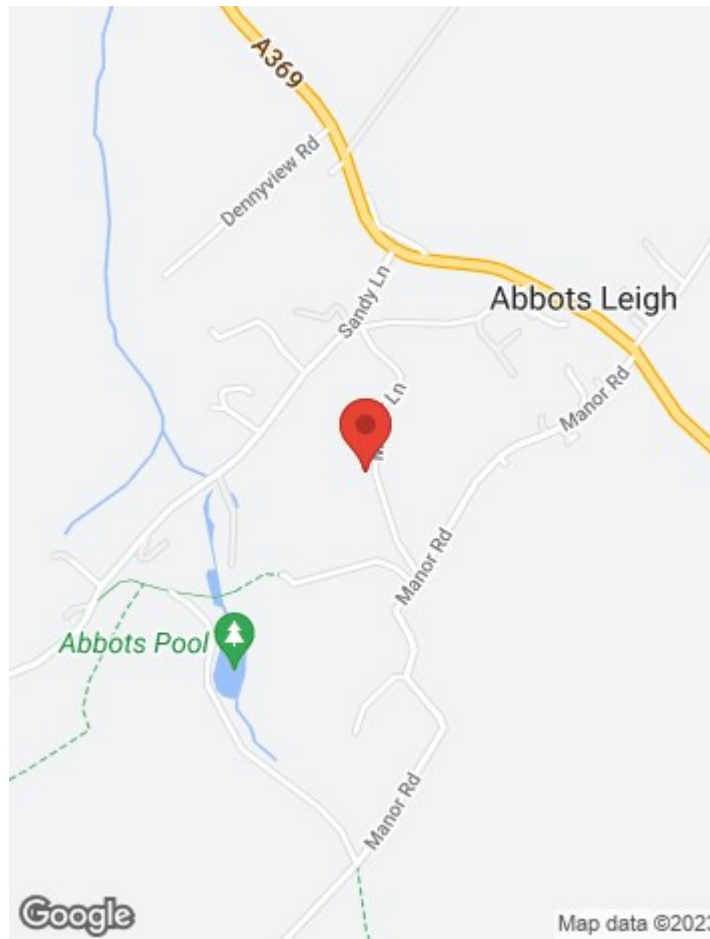


Ground Floor

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 no responsibility is taken for
any error, omission or measurement.





| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | | 73 |
| | 30 | |
| 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 | | |

OTHER INFORMATION



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IMPORTANT NOTE

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