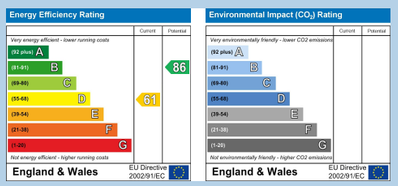
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP



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Walnut Tree Cottage Waterley Bottom, North Nibley, GL11 6EG

Price Guide

£1,250,000

DETACHED STONE COTTAGE SET IN OVER FOUR ACRES OF SWEEPING FIELDS, WOODLANDS AND VINEYARD, FAR REACHING VIEWS OF COUNTRYSIDE IN A PICTURESQUE SETTING. THREE BEDROOM DETACHED MAIN RESIDENCE WITH FURTHER ONE BEDROOM DETACHED ANNEXE WITH SEPARATE GARDEN AND PARKING. DETACHED DOUBLE CARPORT/WORKSHOP, LAKE WITH ELEVATED GARDEN ROOM OVERLOOKING, ART STUDIO/OFFICE, PATIOS AND LAWNED GARDENS OFFERING PEACE AND SERENITY IN THIS SOUGHT AFTER RURAL LOCATION. ENTRANCE HALLWAY, KITCHEN/DINER, LARGE LIVING ROOM WITH INGLENOOK FIREPLACE AND WOOD BURNER, GARDEN ROOM, OFFICE/STUDY, CLOAKROOM, UTILITY ROOM, THREE FIRST FLOOR BEDROOMS, LARGE EN-SUITE AND DRESSING ROOM TO MASTER WITH FURTHER EN-SUITE TO BEDROOM TWO, SEPARATE SHOWER ROOM/4TH WC. OPEN PLAN KITCHEN/LIVING/DINING TO ANNEXE WITH DOWNSTAIRS SHOWER ROOM, TOP FLOOR BEDROOM WITH EN-SUITE CLOAKROOM. EXTENSIVE DOUBLE GLAZING AND OIL FIRED CENTRAL HEATING, SOLAR PV PANELS, NO ONWARD CHAIN. ENERGY RATING FOR HOUSE PLUS ANNEXE: D.

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The Property Ombudsman
propertymark

Walnut Tree Cottage Waterley Bottom, North Nibley, GL11 6EG

SITUATION

Nestled in this tucked away and countryside location, this detached cottage is the quintessential rural home set in over four acres of land with further panoramic views of the beautiful nearby countryside of Waterley Bottom near the village of North Nibley and on the outskirts of Dursley. The village of North Nibley is roughly a five minute drive away which has village shop and the Black Horse public house. The town of Dursley is just over a five minute drive and offers a wide range of facilities including: Sainsbury's supermarket, independent retailers, swimming pool, library, sports hall, community centre and comprehensive schooling. Dursley is well placed for commuting throughout the south west via the A38 and M5/M4 motorway network. Cam and Dursley 'Park and Ride' railway station is within ten minutes drive of Dursley with connections to Gloucester and Bristol and onward connections to the National Rail network.

DIRECTIONS

It is advised to approach the property in an Easterly direction from either North Nibley or Dursley. The drive from North Nibley is through quieter country lanes whilst the route from Dursley is via a steep hill. From Dursley town centre proceed out of town in a North-Westerly directions, passing Sainsburys supermarket on your right. At the roundabout, take the first exit onto May Lane and follow this road for approximately 0.5 miles to the top of the incline and turn left at the top. Proceed a further 0.5 miles and take the turning on the right onto Warren Hill, turning left at the bottom sign posted 'Waterley Bottom'. Continue 200 metres and keep left, continuing onto 'Waterley Bottom'. Follow this road for 800 metres and turn right sign posted 'Wotton Under Edge'. Proceed 250 metres and go straight over the crossroads, proceed just under 1,000 metres and the property will be located on the right hand side.

DESCRIPTION

This property has been in the same family ownership for over 36 years and occupies a most enviable position in this secluded rural location. Accessed via quiet country road, the cottage offers ample driveway parking with detached double carport/workshop. The grounds are a particular feature which offer pleasant fields, vineyard, wooded area with lake and garden room, large patio with art studio/office, all arranged over the four acres of land with far reaching views and located in this tranquil and beautiful setting. The main residence briefly comprises; open entrance porch with further hallway, kitchen/diner, utility, cloakroom, living room, conservatory and office/study. On the first floor there are three bedrooms, master having dressing room and large en-suite shower room, bedroom two having en-suite bathroom and a further family shower room. The detached annexe comprises; kitchen/living/dining room, downstairs shower room, first floor bedroom with en-suite cloakroom. The annexe also has its own garden with summerhouse and parking. The property benefits from extensive double glazing and oil central heating and is offered to the market with no onward chain.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

OPEN PORCH

Solid wooden frame on dwarf wall, leading to:

ENTRANCE HALLWAY

Wooden front door, stained glass window to side, storage cupboard, door to:

KITCHEN/DINER 7.07m narrowing to 6.07m x 3.93m (23'2" narrowing to 19'10" x 12'10")

Fitted kitchen with base and wall units, stone work surfaces over, island, electric oven and grill, separate ceramic hob with extractor over, 'Everhot' cooker, sunken one and half bowl sink and drainer, integrated dishwasher, two electric heaters, stone flooring, double glazed window to front, French doors to garden and door to:

LIVING ROOM 6.70m x 5.15m (max) (21'11" x 16'10" (max))

Double glazed window and French doors to garden, radiator, single glazed decorative lead window to side, stairs to first floor, Inglenook fireplace with woodburner, door to:

CONSERVATORY 5.48m narrowing to 4.09m x 3.45m (17'11" narrowing to 13'5" x 11'3")

Double glazed windows, roof and French doors to garden.

STUDY/OFFICE 3.48m x 3.45m (11'5" x 11'3")

Three double glazed windows to sides and rear, single glazed window to conservatory, fitted cupboards, radiator, stable door to side.

UTILITY ROOM 3.40m x 2.74m (11'1" x 8'11")

Base and wall units, wooden work surfaces over, Belfast sink, space and plumbing for washing machine and tall standing fridge freezer, double glazed window to rear, storage cupboard with floor mounted oil boiler, stable door to side, stone flooring, further door to:

CLOAKROOM

Low level WC, wall mounted wash hand basin, heated towel rail, double glazed window to front.

ON THE FIRST FLOOR

LANDING

Storage cupboard, double glazed window to side, radiator, airing cupboard with hot water cylinder.

BEDROOM ONE 5.38m x 3.03m (17'7" x 9'11")

Double glazed window to side and rear, radiator, access to loft space, door to:

DRESSING ROOM

Storage cupboards, leading to:

EN-SUITE SHOWER ROOM

Large walk-in shower with rainfall mixer, low level WC, bidet, large wash hand basin, double glazed window to side and double glazed Velux window, electric heated towel rail, under floor heating.

BEDROOM TWO 6.40m narrowing to 4.35m x 3.90m (20'11" narrowing to 14'3" x 12'9")

Double glazed window and Juliet balcony with views towards fields and woodlands, radiator, built in wardrobe, door to:

EN-SUITE BATHROOM

Bath, walk-in shower with mixer, wash hand basin, WC, radiator, double glazed window to front, underfloor heating.

FAMILY SHOWER ROOM

Walk-in shower with mixer, low level WC, wash hand basin, radiator, double glazed window to front.

DETACHED ANNEXE

OPEN PLAN LIVING/KITCHEN/DINING ROOM 5.71m x 5.41m (18'8" x 17'8")

Double glazed window to front and rear, double glazed French doors to garden, wood burner, fitted kitchen with base and wall units, integrated dishwasher and washing machine, integrated under counter fridge, electric oven, separate electric hob with hood over, integrated microwave, one and half bowl stainless steel sink and drainer, airing cupboard with hot water cylinder.

SHOWER ROOM

Walk-in shower with mixer, low level WC, wash hand basin with pedestal, electric heated towel rail, double glazed window to side.

ON THE FIRST FLOOR

BEDROOM 4.32m x 3.76m (14'2" x 12'4")

Double glazed window to rear, double glazed Velux window, four under eave storage cupboards, door to:

EN-SUITE CLOAKROOM

Low level WC, wash hand basin, double glazed window to side.

EXTERNALLY

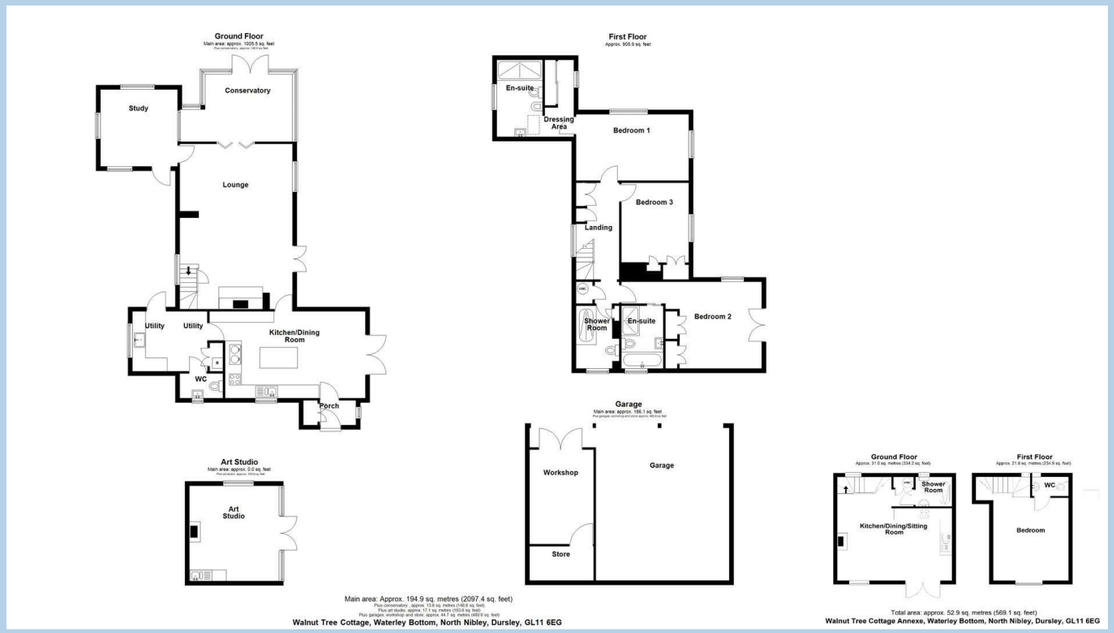
The gardens are set in over four acres of land comprising a lovely balance of woodlands, pastures, vineyard, patios, all having beautiful surrounding views over the adjoining fields and woodlands. To the West of the property there is a small pond with elevated garden room overlooking. There is a further ART STUDIO (4.30m x 3.71m) which has two double glazed Velux windows, double glazed windows to side and front and French doors to garden, stainless steel sink and drainer, electric water heater and wood burner. There is a large stone gravel driveway providing ample parking leading to DETACHED DOUBLE CARPORT (6.05m x 5.56m) which has light and power, store room, tap and solar PV panels. The annexe also has its own garden with summerhouse and parking.

AGENT NOTES

Tenure: Freehold.
Services: Mains electricity is believed to be connected. Oil fired central heating.
The cottage and annexe have water supplied by nearby natural Spring via water driven ram pump.
Private drainage (septic tank).
Council Tax Band: E
Property subject to probate which has been applied for.
There is a wayleave on the property for an electricity pole.
Broadband: Whilst fibre broadband is not currently connected, Gigaclear have confirmed they are now able to connect the property with their service.
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING

By appointment with the owner's sole agents as over.