



The Cornish House, Greyfield Road, High Littleton, Bristol, BS39 6YF

Guide Price £825,000

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Quote Reference NF0664 To Arrange Your Viewing

Nestled within a picturesque village, this charming Cornish House is a family's dream come true. The property boasts a main residence with five double bedrooms, including en-suites, a separate ANNEXE with versatile space options, and two large garages plus a workshop/studio. The character-filled main residence features a country kitchen, wooden beams, and cosy fireplaces, creating a warm and inviting atmosphere. Surrounded by tranquil gardens with mature trees, this home offers a private retreat for families to enjoy outdoor activities and relaxation. Located in a family-friendly village with excellent amenities, a highly regarded primary school, and nearby woodlands for leisurely strolls, this property provides a perfect blend of rural charm and modern comfort for families seeking a peaceful yet convenient lifestyle.





Porch

Stone Pillars with a wooden timber frame and tiled roof with stone slab tiles and an outside light.

Entrance Hall

2.06m x 1.27m (6'9" x 4'2")

French doors with double glazed windows to the front aspect, wall light, alarm panel, storage cupboard with the consumer unit and space for coats, shoes and a stone floor.

Dining room

9.38m x 5.64m max(30'9" x 18'6")

Wooden French doors with single glazed windows into the room and double glazed French doors and a window to the rear aspect, exposed wooden beam, smoke alarm, stairs leading to the first floor with understairs storage, three radiators and solid Oak flooring.





WC

1.85m x 0.85m (6'0" x 2'9")

Obscure double glazed window to the front aspect, partially tiled walls, tiled floor, radiator, low level WC and a pedestal wash hand basin.

Living Room

6.65m x 3.73m (21'9" x 12'2")

Double glazed window to the front aspect with a double glazed French door and window to the rear aspect, doors to the dining room and study, Inglenook stone fireplace with wooden beam over, inset Miflue log burner with a stone hearth, two wall lights, radiator, television aerial and a solid Oak flooring.

Study

3.08m x 2.61m (10'1" x 8'6")

Double glazed window to the front and rear aspect, vaulted ceiling with wooden beam, two wall lights and a fire place with wooden beam and inset log burner on a stone hearth.



Kitchen/Breakfast Room

5.25m x 5.25m (17'2" x 17'2")

Double glazed windows to the front and rear aspects with a double glazed door to the side aspect leading to the courtyard and annexe, exposed wooden beams, recessed spot lights, a range of wall and base units with an island, wooden work top on the island and the kitchen units coated with Corian, tiled splash backs, inset sink/drain unit with mixer tap. There is space for a range style cooker with extractor hood over, space for fridge/freezer, integral dishwasher, television aerial, radiator and tiled flooring.

Utility Room

2.57m x 1.17m (8'5" x 3'10")

Double glazed door to the rear aspect, wall and base units, wall mounted Worcester boiler in a cupboard, space for a washing machine and tumble dryer(plumbing previously for a sink) radiator and tiled flooring.



Bedroom One

4.43m x 4.43m max (14'6" x 14'6")

Double glazed French doors, window and skylight to the rear aspect, double glazed window to the side aspect, two sets of fitted wardrobes, radiator and a television aerial.

En-Suite

2.97m x 1.63m (9'8" x 5'4")

Obscure double glazed window to the front aspect, extractor fan, partially tiled walls, shaving socket, radiator and vinyl flooring. There is a four piece suite comprising of a Bath, corner shower cubicle with mixer shower over, pedestal wash hand basin and a low level WC.

Bedroom Two

3.09m x 3.07m (10'1" x 10'0")

Double glazed window to the front aspect, fitted double wardrobes and a radiator.





En-Suite

2.45m x 0.95m (8'0" x 3'1")

Double glazed skylight to the rear aspect, extractor fan, partially tiled walls, shaving socket, radiator and vinyl flooring. There is a three piece suite comprising of a shower cubicle with mixer shower over, pedestal wash hand basin and a low level WC.

Bedroom Three

4.75m x 3.07m max (15'7" x 10'0")

Double glazed window to the rear aspect and a radiator.

Bedroom Four

3.73m x 3.06m (12'2" x 10'0")

Double glazed window to the front aspect, double glazed sky light to the side aspect, fitted double wardrobes, shelving, radiator and a television aerial.

Bedroom Five

3.74m x 2.67m (12'3" x 8'9")

Double glazed window to the side aspect with a window seat, exposed wooden beam, two areas of eaves storage and a radiator.

Bathroom

2.47m x 2m (8'1" x 6'6")

Obscure double glazed window to the front aspect with a slate window sill, extractor fan, vinyl wall boards, shaving socket, traditional towel radiator with rail and tiled flooring with under floor heating. There is a three piece suite comprising of a Bath with shower screen and a mixer shower over, vanity unit with wash hand basin and a low level WC.

Annexe

Open Plan Living Area

7.48m max x 4.72m max (24'6" x 15'5")

Double glazed stable door, French doors and window to the side aspect, Vaulted ceiling with exposed beams, wall lights, three radiators, storage cupboard with a wall mounted Vaillant boiler and consumer unit, television/telephone points and laminate flooring.

Utility/WC Room

2.72m x 1.95m (8'11" x 6'4")

Vinyl wall boards, stainless steel sink unit with shower attachment over, low level WC, chrome towel radiator, storage cupboard with shelving and a hanging rail, finished with tiled flooring.

Courtyard Garden

6.17m x 5.13m (20'2" x 16'9")

Stone wall surround, front and rear access gates, outside light, tap, power point and is laid to stone patios paving. (this area is between the main house and the annexe)

Garage One

5.51m x 3.72m (18'0" x 12'2")

Wooden barn doors, access to garage 2, mezzanine level for storage, power and light with concrete flooring.

Garage Two

5.53m x 4.2m (18'1" x 13'9")

Wooden double barn doors into, mezzanine level for storage, access to garage 1, power and light with concrete flooring.

Office/Studio

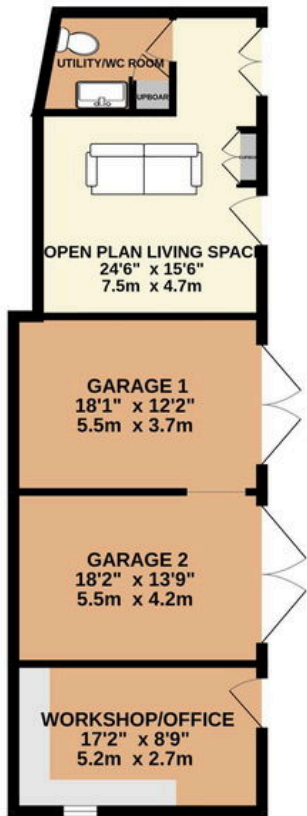
5.22m x 2.67m (17'1" x 8'9")

Double glazed porthole window to the front aspect, vaulted ceiling, two wall lights, fitted work bench wall mounted electric heater and vinyl flooring.

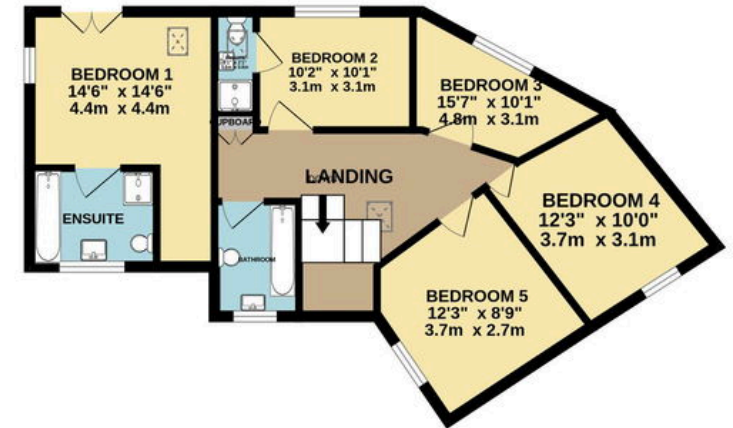


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2842sq.ft. (264.0 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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