





# Gardeners Cottage

## 6 South Parade, Chew Magna

A well recognised and well established Grade II cottage amongst Chew Magna High Street. This property is in need of restoration throughout, however has huge potential. The gardens are large and the accommodation is surprisingly spacious.

### Ground Floor

- ◆ Entrance Hall
- ◆ Sitting Room
- ◆ Kitchen ◆ Utility Room
- ◆ Reception Room

### First Floor

- ◆ Master Bedroom ◆ Bedroom Two
- ◆ Bedroom Three ◆ Landing ◆ Shower Room

### Outside

- ◆ Rear Garden ◆ Patio Area

**£600,000**





## Description

A fantastic property located on the popular Chew Magna High Street. The property is in need of restoration and modernisation, but has huge scope to be a wonderful home.

Gardeners Cottage is within walking distance to Primary and Secondary schools, the local village pubs, restaurants and village shops. This really is a property not to be missed.

The property is entered into the front porch which opens into the first reception room. There has been a fireplace in the room, which is currently blocked up and there are sash windows to the front of the house.

The next front room is the second reception room, with a lovely bay window including sash windows, this room has also had an open fireplace which has been blocked up.

To the rear is the kitchen which houses the gas boiler and a separate inner hallway which is large enough to be a utility space. There is also a back door which opens to the rear garden.

Upstairs to the large landing, there are three good sized bedrooms, two of which have built in storage space. There is also a shower room.

## Outside

The property has a fantastic rear garden. Currently in need of attention, however the space has huge potential. There are two stone outbuildings, ideal for storing lawnmowers and gardening bits, and side access to the High Street. There is non allocated parking throughout the village.





## Situation

The village of Chew Magna has a good range of local shops including a general store, a master butcher, a coffee shop, a deli, a post office, gift shops, and pharmacy. There are also three public houses nearby all of which are very popular eating pubs and a well thought of seafood restaurant.

The village's situation in the Chew Valley offers commuters excellent access to the regional centre of Bristol which is 8 miles to the north and the Heritage City of Bath which is 14 miles is to the east. The Cathedral City of Wells, which offers further facilities, is 14 miles to the south.

The Chew Valley and Blagdon lakes are close by, notable for their fishing, birdlife, sailing and nature study amenities. A visit to Salt and Malt at Chew Valley Lake is highly recommended, as this modern tearoom/fish and chip restaurant is owned by the same family as The Pony and Trap. The Mendip hills, well known for their limestone features, provide a wide range of informal leisure opportunities.

## General Information

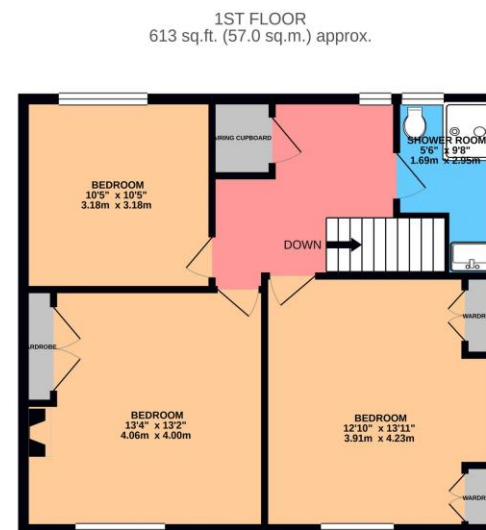
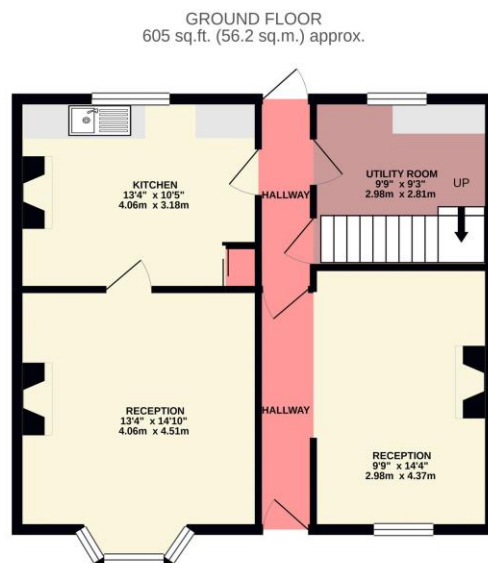
◆Directions - From our office, walk towards the church passing the Lazy Lobster on your left. The property is the next door down and you will see our board in the window.

◆Local Authority - Bath and North East Somerset

◆Services - Mains gas and electrics. Drainage TBC.

◆Viewings - Strictly by appointment with the Vendors Agents, Killens 01275 333993

◆Fixtures and Fittings - All those items usually regarded as retained to the Vendors are specifically reserved out of the sale although may be available by separate negotiation.



TOTAL FLOOR AREA : 1219 sq.ft. (113.2 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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