



# Willow Tree Cottage

## Pensford

A fantastic opportunity to purchase a four bedroom detached house in need of renovation and updating with approximately 2 acres. This property is set in a private location with views across the valley. Full planning permission has been granted for a double and single story extension, this property has a lot to offer.

### Ground Floor

- ◆ Entrance Hall ◆ Sitting Room ◆ Dining Room
- ◆ Kitchen/ Breakfast Room
- ◆ Living Room/ Fourth Bedroom
- ◆ Utility Room ◆ Cloakroom ◆ Cellar

### First Floor

- ◆ Three Double Bedrooms ◆ Nursery/ Dressing Room
- ◆ Main Bathroom

### Outside

- ◆ Driveway ◆ Grounds of around 2.19 Acres
- ◆ Hard Standing Area ◆ Sloping Paddocks
- ◆ Outbuildings

**£525,000**





## Description

Located in the popular village of Pensford, Willow Tree Cottage offers any potential buyer a fantastic chance to renovate and extend this four bedroom country cottage.

The house has planning permission to add a single and double storey extension along with adding an extra loft bedroom.

The well proportioned accommodation comprises of an entrance hallway, sitting room, dining room, kitchen/breakfast room, a further living room is currently being used as a fourth bedroom. Completing the ground floor is a utility room and cloakroom.

Upstairs are three double bedrooms, a small room that could be used a nursery or dressing room and the family bathroom.

The current owners have already started the planning permission by putting the footings down for the new extension. Works which have been carried out include a new oil fired boiler and new windows in some parts of the house.

## Outside

The land at Willow Tree Cottage is approximately 2 acres. The house has a long sweeping drive, with ample parking and a range of outbuildings.

There is a large rear garden, a hard standing yard with stables, a storage shed and sloped paddocks.

## Situation

The vibrant village of Pensford lies on the fringe of the Chew Valley. Although only a small village it has a well regarded Primary School, two Public Houses and a Parish Church.

The village is also well known for its historical Viaduct that lies just to the rear of one of the Public Houses.

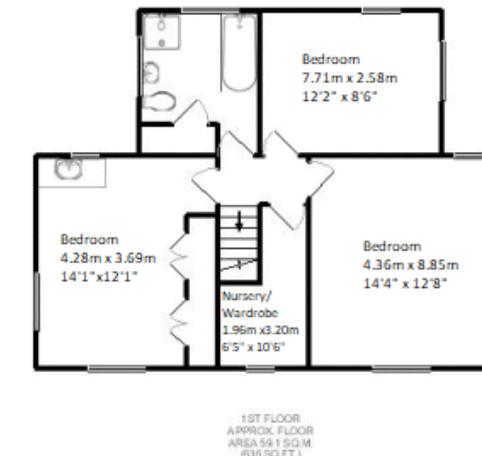
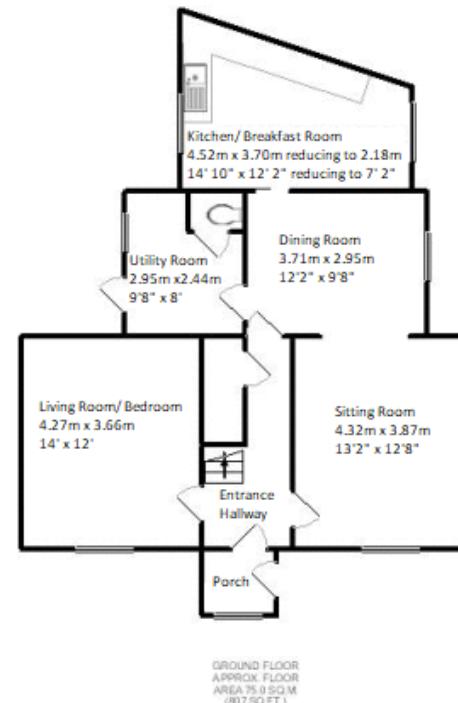
Bristol and Bath are both within daily commuting distance.

The village of Chew Magna is just 2 miles away where most village facilities can be found. Stanton Drew is a short distance away by car with its own historical stone circles, and the Chew Valley Lakes are close by where there are recreational facilities such as fishing, sailing and bird watching.

The Mendip hills also offer many walks and horse riding.

## General Information

- ◆ Tenure - Freehold
- ◆ Services - Mains water, Oil fired central heating.
- ◆ Local Authority – Bath and North East Somerset
- ◆ Postcode – BS39 4ND
- ◆ Energy Performance Certificate - F
- ◆ Viewings - Strictly by appointment with the Vendors agent Killens 01275 333 993
- ◆ Fixtures and fittings - All those items usually regarded as retained to the vendors are specifically reserved out of the sale.



### TOTAL APPROX. FLOOR AREA 134.1 SQ.M (1444 SQ.FT.)

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