



## The Cottage Steel Mills, Bristol, BS31 1EZ

### Offers In The Region Of £425,000

Nestled in the charming area of Steel Mills, Keynsham, Bristol, this delightful 2/3 bedroom cottage offers a unique living experience with breathtaking views over the River Chew and the surrounding open countryside. The property is designed in an upside-down style, with the living areas located on the first floor, allowing residents to fully appreciate the stunning vistas from the comfort of their home.

The cottage features an enclosed, south-facing garden, perfect for enjoying sunny afternoons and al fresco dining. The mature garden adds a touch of tranquillity and privacy, making it an ideal retreat. Additionally, the property includes a garage, providing convenient storage or parking options. Inside, the cottage is equipped with uPVC double glazing and gas-fired central heating, ensuring a warm and comfortable environment throughout the year. The layout offers flexibility, with the potential for a third bedroom, making it suitable for families or those seeking extra space for guests or a home office.

Situated close to Dapps Hill and the vibrant Keynsham High Street, residents will benefit from a variety of local shops, amenities, and excellent transport links, making commuting and daily errands a breeze. This property presents a wonderful opportunity to enjoy a peaceful lifestyle while remaining well-connected to the bustling city life.

Access via uPVC double glazed obscured glass door into

### Hallway



Stairs rising to first floor landing, understairs storage cupboard, storage cupboard with shelving for linen and an electric radiator, further storage cupboard with shelving, single radiator, doors to

### Shower Room



Obscured uPVC double glazed window to front aspect, large shower cubicle with shower attachment over, pedestal wash hand basin with mixer tap over, close coupled w/c, towel rail, extractor fan, fully tiled.

### Master Bedroom

16'9" x 10'7" (5.13 x 3.25)



uPVC double glazed window to rear aspect, double radiator, fitted wardrobes.

### Bedroom Two

16'9" x 8'0" (5.13 x 2.45)



uPVC double glazed window to front aspect, single radiator, fitted wardrobes.



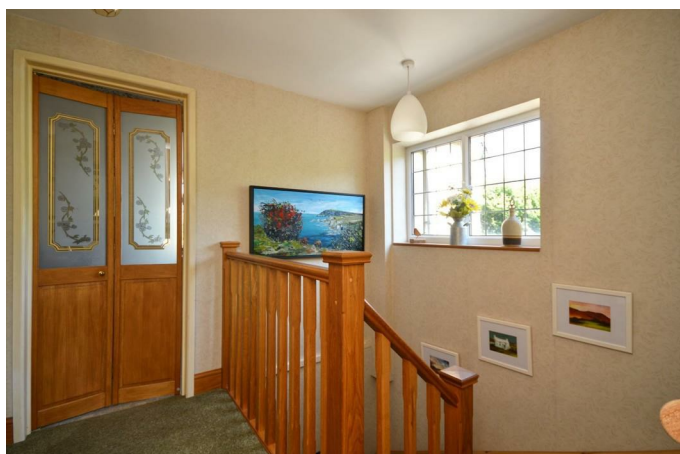
### Utility Room

16'9" x 10'7" (5.13 x 3.25)



uPVC double glazed door to rear garden, uPVC double glazed window to rear aspect, sink drainer unit with taps over, space and plumbing for washing machine, space for tumble drier and fridge freezer, a range of wall units, wall mounted Worcester combination boiler.

### First Floor Landing



uPVC double glazed window to side aspect, doors to

### Study/Bedroom Three

8'4" x 7'1" (2.55 x 2.17)



uPVC double glazed window to rear aspect, single radiator.

### Sitting/Dining Room

20'3" x 16'10" (6.19 x 5.14)



uPVC double glazed windows to front and rear aspects, enjoying stunning views over the river chew, double radiator, single radiator, coal effect gas fire with stone surround.

### Kitchen

11'4" x 8'10" (3.46 x 2.71)



uPVC double glazed windows to front and side aspects, a range of wall and floor units with work surface over, double sink drainer unit with mixer tap over, space and plumbing for dishwasher, integrated under unit fridge, space for cooker with extractor over.

## Outside



A shared driveway gives access to the garage to the side of the property. The south facing rear garden is a huge benefit to the property with a step up onto gravel area ideal for garden furniture, a gravel pathway leads you to the bottom of the garden. The rear garden is laid mainly to lawn with shrubs and plants. A further patio area is situated to the rear of the garden ideal for additional garden furniture. A garden shed is located in this area along with a summerhouse which are included in the sale. The rear garden is fully enclosed by stone walling and wooden fencing.

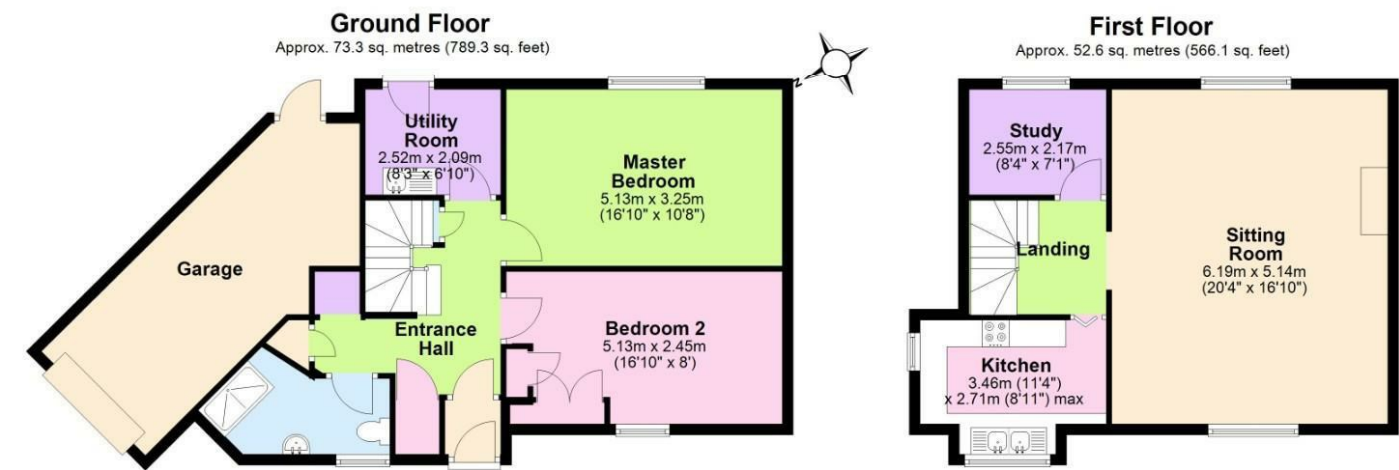
## Garage

Metal up and over door.

## Directions

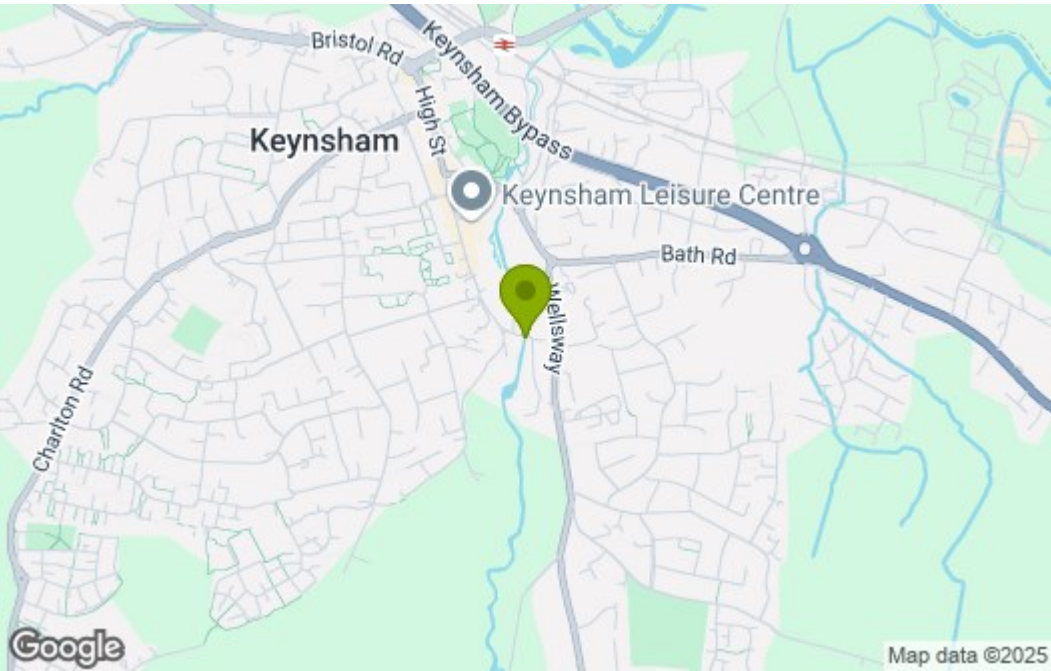
Sat Nav BS31 1EZ

Floor Plan

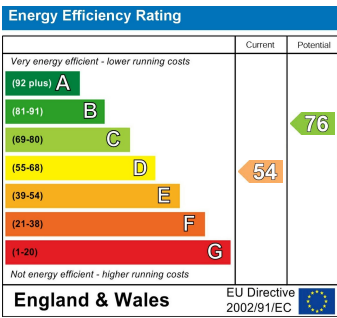


Total area: approx. 125.9 sq. metres (1355.5 sq. feet)  
**The Cottage , Steel Mills, Keynsham**

Area Map



Energy Efficiency Graph



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