



Church Lane, Rangeworthy, South Glos BS37
£650,000

Detached country cottage | Freehold

This lovely detached cottage, which is believed to have been built in the mid-late 17th century, offers all the features you think of when contemplating living in the countryside (quiet area, off the beaten track, great for taking the dogs for a walk, ceiling beams and lots of character...). But it also offers so much more, especially as the current owners have greatly improved and extended it over the last 17 years (incidentally, they have lived in the property for around 25 years, and love the area so much that they will be moving into a property they are building next-door!). Location wise, it's brilliant! Conveniently situated for access to the M5 motorway, just 15 minutes' drive to all the shops and supermarkets in Thornbury, Chipping Sodbury and Yate, virtually on the doorstep of a village primary school, less than three miles from a secondary school (Brimsham Green) which was rated as "good" in its most recent Ofsted report, and just a few yards from a local pub where you can have a cracking Sunday roast! If you're not already sold on the idea of viewing Rose Cottage, let me add that it offers four large bedrooms, three reception rooms, a lovely kitchen and a wonderful family bathroom, as well as a utility/boot room, and cloakrooms on both floors. There is a very sunny rear garden, parking for at least 2-3 cars ... need I go on? Why have you not picked up the phone to book a viewing yet? Oh, you probably have.

Council Tax Band: Band E (£2738.29 per annum 2024/25)

Tenure: Freehold

GROUND FLOOR:

Entrance Lobby

w: 5' 4" x l: 4' 4" (w: 1.63m x l: 1.32m)

Half-glazed front door; wall light; cottage door into...

Dining Room

w: 13' 9" x l: 16' 2" (w: 4.19m x l: 4.93m)

Double-glazed window to front; dado rail; painted ceiling beams; wall lights; double radiator; cottage door into Lounge; wide opening into...

Garden Room

w: 18' 3" x l: 8' 9" (w: 5.56m x l: 2.67m)

Large double-glazed window to rear, plus double-glazed french doors; Karndean flooring; dado rail; wall lights; double radiator.

Lounge

w: 12' 5" x l: 16' (w: 3.78m x l: 4.88m)

Double-glazed window to front; large brick fireplace, surround and hearth, with Turnberry wood-burning stove, and mantelshelf; staircase with timber banisters rising to first floor; ceiling beams; wall lights; double radiator; door into...

Kitchen

w: 9' 3" x l: 15' 6" (w: 2.82m x l: 4.72m)

Double-glazed windows to front and side; extensive range of fitted base and wall units, in green shaker style (including corner carousel), with solid wood worktops, matching upstands and tiled splashbacks; inset 1½-bowl single-drainer white enamel sink with mixer tap; fitted Rangemaster electric cooker, with induction hob and fitted hood; space for fridge/freezer; integrated Bosch dishwasher; tiled floor; feature ceiling beams (non-structural should you prefer to remove them to make greater headroom); cottage door into...

Lobby

w: 4' 11" x l: 5' 5" (w: 1.5m x l: 1.65m)

Half-glazed stable door to rear; cottage door into Cloakroom; opening into...

Utility Room

w: 9' 7" x l: 4' (w: 2.92m x l: 1.22m)

Doubling as a Boot Room. Double-glazed window to rear; Belfast sink with solid wood worktop and tiled splashback; plumbing for washing machine (with tumble dryer currently stacked); tiled floor.

Cloakroom

w: 3' 10" x l: 6' 10" (w: 1.17m x l: 2.08m)

Frosted double-glazed window to rear; white w.c. and wash basin with tiled splashback; tiled floor; Worcester oil-fired boiler; double radiator.

FIRST FLOOR:

Landing

Double-glazed window to rear; timber balustrade; painted ceiling beam.

Bedroom One

w: 9' 10" x l: 14' 4" (w: 3m x l: 4.37m)

Partly angled ceiling with double-glazed gable end window to rear; double radiator.

Bedroom Two

w: 12' 7" x l: 9' 11" (w: 3.84m x l: 3.02m)

Partly angled ceiling with double-glazed dormer window to front; loft hatch; dado rail; double radiator.

Bedroom Three

w: 7' 8" x l: 13' 7" (w: 2.34m x l: 4.14m)

Double-glazed window and Velux double-glazed skylight to front; feature ceiling beams; double radiator.

Bedroom Four

w: 9' 5" x l: 8' 8" (w: 2.87m x l: 2.64m)

Currently serving as a very efficient-looking office! Partly angled ceiling with 2 Velux double-glazed skylight windows to rear; corner wash basin; dado rail.

Bathroom

w: 10' 1" x l: 7' 4" (w: 3.07m x l: 2.24m)

Double-glazed frosted gable end window to front; excellent suite in white, comprising w.c., wash basin, corner tiled shower cubicle and free-standing claw-foot bath with period-style mixer tap/shower attachment; Amtico flooring; mirror; shaver pt.

Cloakroom

w: 4' x l: 2' 9" (w: 1.22m x l: 0.84m)

White w.c. and wash basin with tiled splashbacks; extractor fan; radiator.

EXTERNAL:**Rear Garden**

More or less half lawn and half paved patio; all level and with a very sunny aspect! Pleasantly secluded and with perimeter fence.

Parking

Gravel parking for 2, 3 or possibly 4 cars; accessed via a gate at the front and a drive-in shared with the small property that will shortly be built next-door,

LOCATION:

The village of Rangeworthy, or Rangery as it was originally known, has been around for a long time. It was a chapelry when the Domesday Book was compiled. These days the village offers a delightful compromise between country living (which can sometimes be a little remote and difficult to get anywhere) and modern urban lifestyle (with everything you need on the doorstep). There is a village primary school, a secondary school within 3 miles, and the vast array of amenities of Thornbury, Yate and Chipping Sodbury are all within a 15-minute drive. The local pub, the Rose & Crown, serves a wicked Sunday lunch apparently (yet to be verified by us, but looking forward to the invitation!), and there are additional hostelries just down the road in Iron Acton.

GENERAL:**Tenure**

Freehold.

Council Tax Band

Band E (£2738.29 per annum 2024/25).

IMPORTANT:

These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Measurements are approximate. No services, appliances or fittings described in these particulars have in any way been tested by Haighs and it is therefore recommended that any prospective buyer satisfies themselves as to their operating efficiency before proceeding with a purchase. Photographs are used only to give an impression of the general size and style of the property, and it should not be assumed that any items shown within these pictures (internal or external) are to be included in the sale. Prospective purchasers should satisfy themselves of the accuracy of any statements included within these particulars by inspection of the property. Anyone wishing to know specific information about the property is advised to contact Haighs prior to visiting the property, especially if in doing so long distances are to be travelled or inconvenience experienced.

INTERESTED?

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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.





GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 1387 sq ft (128.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas 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 in conjunction with any professional 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			63
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only
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