Connells

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for sale

offers in excess of **£950,000**



Naishcombe Hill Wick Bristol BS30 5QS

Detached four double bedroom character home occupying a substantial plot on the sought-after Naishcombe Hill in Wick. Boasting charm and character throughout, this impressive property enjoys 6 acres of land, far-reaching countryside views, and spacious accommodation. Viewing highly recommended!



Naishcombe Hill Wick Bristol BS30 5QS

Ground Floor Accommodation

Entrance Hall
Access to the Lounge, Reception Room and Kitchen/Diner through to Main Dining Room, Utility Room and Shower Room, Stairs up to First Floor

Reception Room
Double Glazed Window to Front, Feature Fire Place, Radiator

Lounge
Double Glazed Window to Front, Feature Fire Place, Radiator

Dining Room
Double Glazed Window to Rear, Radiator

Kitchen / Diner
Double Glazed Window to Side, Double Glazed Window and Door to Utility Room, Door to Shower Room, Range of Wall and Base Units with Work Surface Over, Inset Sink with Mixer Tap, Double Built in Oven, Separate Electric Hob with Extractor Hood Over, Space and Plumbing for Dishwasher, Radiator, Tiled Floor

Utility Room
Dual Aspect Double Glazed Windows to Side and Rear, Double Glazed Half Panel Glass Door to Rear Garden, Range of Base Units with Work Surface Over, Inset Sink with Draining Board and Mixer Tap, Space for Appliances

Shower Room
Double Glazed Window and Obscure Double Glazed Window to Rear, Three Piece Suite Comprising of WC, Pedestal Sink and Shower Unit, Space and Plumbing for Washing Machine, Radiator, Fully Tiled







First Floor Accommodation

Bedroom 1
Dual Aspect Double Glazed Windows to Front, Built in Wardrobes, Radiator

Bedroom 2
Double Glazed Window to Front, Feature Fire Place, Radiator

Bedroom 3
Dual Aspect Double Glazed Windows to Side and Rear, Radiator

Bedroom 4
Dual Aspect Double Glazed Windows to Side and Rear, Radiator

Bathroom
Obscure Double Glazed Window to Rear, Three Piece Suite Comprising of WC, Pedestal Sink and Panel Bath with Mixer Tap and Shower Attachment, Fully Tiled, Extractor Fan

External Features

2 Storey Barn
Large Barne with Lights and Power, Solar Panels

Shed
Storage Shed

Gardens
6 Acres of Gardens Surrounding the Character Property, Mostly Laid to Lawn Overlooking Fields, Vegetable Plot with Raised Beds and a Greenhouse

Parking
Secure Driveway Parking for 6-8 Cars with Remote Controlled Electric Gate, Car Port and EV Charging

Agents Note:
Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of required identity checks and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 141.4 m² (1,522 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





To view this property please contact Connells on

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BRISTOL BS30 9DD

Property Ref: BLG104682 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: E

view this property online
connells.co.uk/Property/BLG104682

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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