

The Lane, Easter Compton, BS35 5RD

Asking Price: £550,000

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- Charming and character-filled 3 double bedroom semi-detached cottage dating back to circa 1812
- Recently refurbished to a high standard throughout
- Includes a detached 2-bedroom annex with a brand-new kitchen and bathroom
- Main cottage features two spacious reception rooms, two bathrooms, and a separate utility room
- Set on a generous plot with good-sized gardens and two driveways, providing ample parking
- Located in a quiet back lane with breathtaking, uninterrupted views over open countryside





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This beautifully presented three-bedroom character cottage, believed to date back to circa 1812, has been tastefully refurbished by the current owners to offer a charming and comfortable home full of period features and modern touches. Set in a peaceful back lane location, the property enjoys stunning, uninterrupted views over open farmland and benefits from generous gardens and ample off-road parking via two separate driveways. An unexpected and highly versatile bonus is the detached two-bedroom annexe, which has been recently constructed and includes a brand-new fitted kitchen, a stylish bathroom, and its own private garden space. This superb addition provides flexible living options for multi-generational families, dependent relatives, guests, or even a potential income stream through holiday letting or Airbnb. The property is located in Easter Compton, a peaceful and friendly village approximately 1.5 miles from junction 17 of the M5, offering superb access to Bristol, Gloucester, the South West, and the M48 to Wales. For rail commuters, Severn Beach Station is just 2.2 miles away. Local amenities include a traditional pub (The Fox), a popular farm shop, and an off-license. The Mall at Cribbs Causeway, with its wide array of retail, dining, and entertainment options, is only 1.8 miles away. The village also hosts a well-loved annual summer carnival, enhancing its strong sense of community. This property represents excellent value for money and a rare opportunity in a sought-after rural location. Early viewing is strongly recommended to fully appreciate everything on offer.







Main Cottage

Entrance Hall:
A small, welcoming space with stairs leading to the first floor and a traditional wooden door opening into the living room. It sets the tone for the character and charm that continues throughout the cottage.

Living Room/Front Reception:
12'6" x 11'11" (3.8m x 3.63m)
A cosy and character-filled room featuring an original flagstone floor and a beautiful fireplace with an inset woodburner – a perfect focal point. A window seat beneath the front-facing double-glazed window adds a charming touch.

Downstairs Bathroom:
8'10" x 5'1" (2.7m x 1.55m)
A stylish, modern bathroom with a clawfoot-style bath, low-level WC, and pedestal wash hand basin. A side-facing window allows for natural light and ventilation.

Inner Hall:
Located just beyond the living room, this space leads to the kitchen, utility room, and the downstairs bathroom. It functions as a central connection point on the ground floor

Utility Room:
11'11" x 7'7" (3.63m x 2.3m)
A practical space with double-glazed windows to the front and side. Fitted with base units and worktops, it provides space and plumbing for a washing machine, and room for a fridge and freezer.

Kitchen:
11'11" x 10'11" (3.63m x 3.33m)
A beautiful country-style kitchen with far-reaching views over open fields. Features include a Belfast sink with black mixer tap, wooden worktops, stylish metro tile splashbacks, and built-in dishwasher. Wood effect flooring and a range of wall and base units complete the space. An archway leads through to the dining/living area.

Living/Dining Room/Rear Reception:
17'9" x 11'11" (5.4m x 3.63m)
A spacious and light-filled room with wood effect flooring, a radiator, and French doors opening to the rear courtyard. A double-glazed side window and rear-facing views over open farmland make this room ideal for both relaxing and entertaining.

First Floor Landing:
Leads to all three bedrooms and provides access to the loft hatch.

Bedroom 1:
13'4" x 10'11" (4.06m x 3.33m)
A spacious double room with a side-facing double-glazed window and a door leading into the en-suite bathroom. Offers potential to reconfigure if desired.
En-Suite Bathroom:
10'1" x 10'6" (3.07m x 3.2m)
A bright and generous en-suite with modern fittings including a bath, low-level WC, and wash basin. A large, double-glazed window provides beautiful, uninterrupted views over the countryside.

Bedroom 2:
18'3" x 9'2" (5.56m x 2.8m)
A large double bedroom featuring two rear-facing double-glazed windows that frame picturesque views of open farmland. A tranquil and spacious retreat.

Bedroom 3:
15'10" x 11'9" (4.83m x 3.58m)
A generous front-facing double bedroom with a double-glazed window. Could serve as a guest room, study, or child's bedroom.

Detached Annexe

Kitchen/Breakfast:
15'2" x 9'9" (4.62m x 2.97m)
A recently fitted, modern kitchen with integrated appliances, contemporary worktops, and a breakfast bar. Two rear-facing double-glazed windows bring in plenty of natural light. Space-saver stairs lead to the loft room, and doors lead to the lounge, bathroom, and bedroom.

Lounge:
9'7" x 9 (2.92m x 2.74m)
A cosy and bright living space with a front-facing double-glazed window and radiator. Ideal for relaxing or as a snug.

Bathroom:
A well-appointed bathroom featuring a modern white suite comprising a panelled bath, low-level WC, and wash basin. Includes a chrome heated towel rail for added comfort.

Bedroom:
10'8" x 9'7" (3.25m x 2.92m)
A comfortable and well-sized bedroom with a front-facing double-glazed window, wood effect flooring, and a radiator.

Loft Room:
20'10" x 14'6" (6.35m x 4.42m)
A large, versatile loft space accessed via stairs from the kitchen. Includes a skylight and a standard window, with radiator installed. Ideal as an additional bedroom, office, hobby space, or storage.

Workshop:
18'3" x 11'2" (5.56m x 3.4m)
Attached to the annexe, the workshop includes French doors to the front, a rear door, and a window. Perfect for DIY, crafts, storage, or conversion (subject to permissions).

Outdoor Areas:
Both the cottage and annexe enjoy their own separate gardens. The main cottage offers a large terrace and lawned area overlooking open farmland, while the annexe has a private patio garden. Both properties benefit from individual driveways with space for 2–3 vehicles each, offering ample off-road parking.

Tenure: **Freehold**
Tax Band: **C**
EPC: **B**









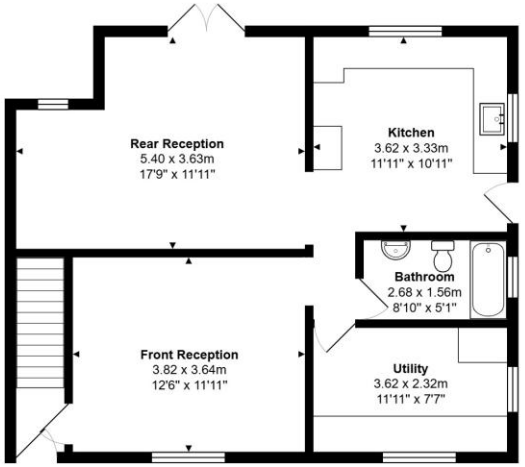

VIEWING ARRANGEMENTS:

By appointment with Westcoast Properties
Tel. No: 01179 697373
E-mail: infopatchway@westcoastproperties.uk.com
websites including www.westcoastproperties.uk.com, www.onthemarket.com and www.rightmove.co.uk

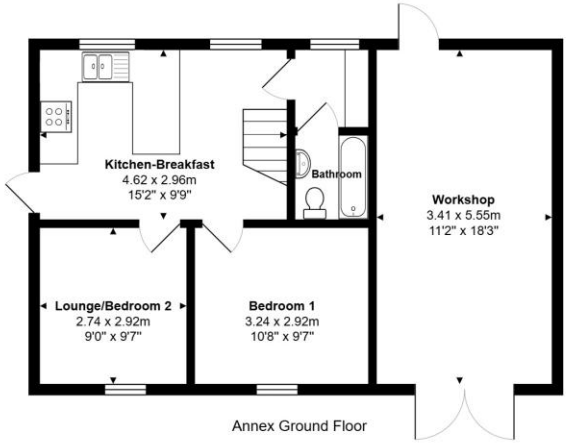
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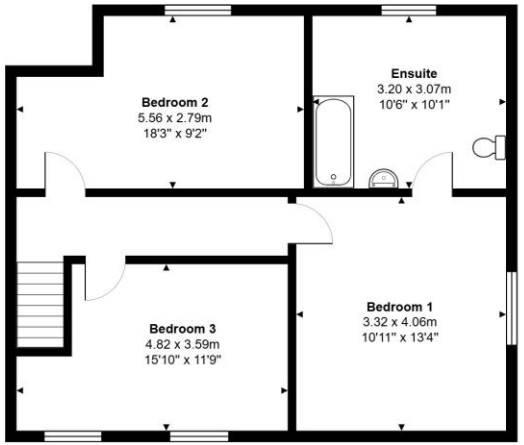
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or to fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not ad sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mention within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



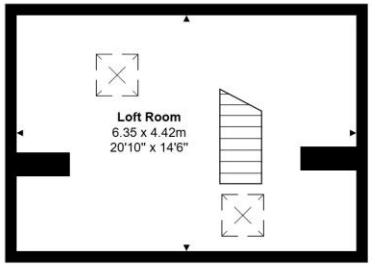
Main Cottage Ground Floor



Annex Ground Floor



Main Cottage 1st Floor



Annex First Floor

Total Area: 207.5 m² ... 2234 ft²

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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