



2 Penhill Farm Cottage, Queen Charlton, Keynsham, Somerset

## 2 Penhill Farm Cottage, Queen Charlton, Keynsham, Somerset BS31 2SJ

A delightful and spacious two bedroom cottage garden and parking within a picturesque village and available for immediate occupation with no onward chain.

Keynsham 2.1 miles. Bath 10.3 miles. Bristol 5.7 miles. The Pig hotel and spa 4.1 miles. London (Paddington) from 77 minutes from Bath Spa.

Hall | Sitting room | Kitchen/breakfast room  
Utility/boot room | Shower room | Two bedrooms | Bathroom | Attic room

Off street parking for 2 cars | Carport | Garden and courtyard

### The property

A pair of five bar gates open onto a gravel parking area with a carport. A gate opens into the garden with close boarded fencing and stone walls topped by trellis providing privacy. There is a small area of lawn and most of the garden is arranged as paved and gravel seating area.

A hardwood panelled front door opens to the entrance hall which leads into the spacious kitchen/breakfast room which benefits from a double aspect, ceiling beams and a tiled floor. This room is very much the hub of the house with door to the utility room and an open arc leading to the sitting room. The fitted kitchen is of light oak and incorporates drawers, cupboards, cabinets and a larder cupboard. The stainless steel sink overlooks the garden and appliances include an AEG 5 ring gas hob (feed by bottled gas) with an AEG extractor hood above, Hotpoint electric double oven and a

concealed AEG dishwasher. The sitting room is another spacious room overlooking the garden and has ceiling beams, a wood burning stove with painted surround and shelved recess's. The utility room has a Belfast sink and worktop, Worcester oil fired boiler and glazed door to the rear courtyard garden. The shower room is accessed from the utility room and provides a double shower, W.C. wash basin and heated towel rail.

The first floor landing provides access to the two bedrooms, one of which contains a period fire surround and the bathroom with a double shower, bath, W.C. and wash basin. A flagstone courtyard garden at the rear of the property is enclosed by a stone wall.

### Location

Queen Charlton is a picturesque small village offering a wealth of appealing houses. At its centre stands the church of St Margaret and late medieval cross stands on the village green. Well placed for access to the important regional commercial centre of Bristol and popular Georgian city of Bath. The closest town is Keynsham and its high street provides a variety of shops, public houses and restaurants. The town provides primary and secondary schools. Road and rail connections with a mainline station connecting to Bristol, Bath and London (mainline). Bristol Airport which provides regular international flights is 10.2 miles away.





