

A charming equestrian property with a private garden, orchard and paddock.

Sundayshill Lane, Falfield, Wotton-under-Edge, GL12 8DQ

 5  3  3

Guide Price £945,000





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3



3

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## About this property

Quince Cottage is an attractive and substantial detached equestrian property, approached via the quiet Sundayshill Lane and enjoying a wonderfully peaceful rural setting. The house is complemented by a delightful private garden, immediately adjacent to the orchard and the adjoining paddock, making it particularly well suited to those seeking an equestrian or lifestyle property. The house also offers clear scope for remodelling or extending, subject to the necessary consents.

A sweeping gravelled approach provides ample parking and access to a generous carport together with a range of useful outbuildings, ideal for storage, tack rooms, workshops or hobbies. Internally, the accommodation is well laid out and adaptable, with a welcoming entrance hall leading to the principal reception rooms, including a sitting room with views over the land and a charming separate snug.

The kitchen and dining area forms the heart of the house and is well suited to modern family living and entertaining, with access to the garden.

A utility room, home office and bedroom complete the ground floor.

Upstairs are four bedrooms offering flexibility for family living, guests or study use. Outside, the private garden sits naturally alongside the orchard and adjoining paddock and woodland of 12.35 acres, creating an excellent equestrian environment, with further land of up to 20 acres available by separate negotiation.

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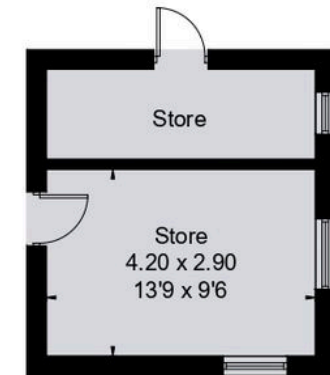
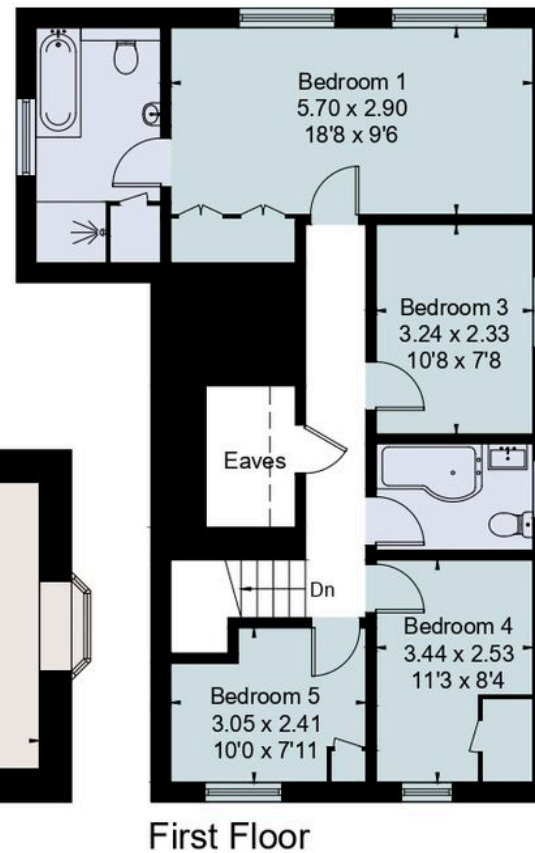
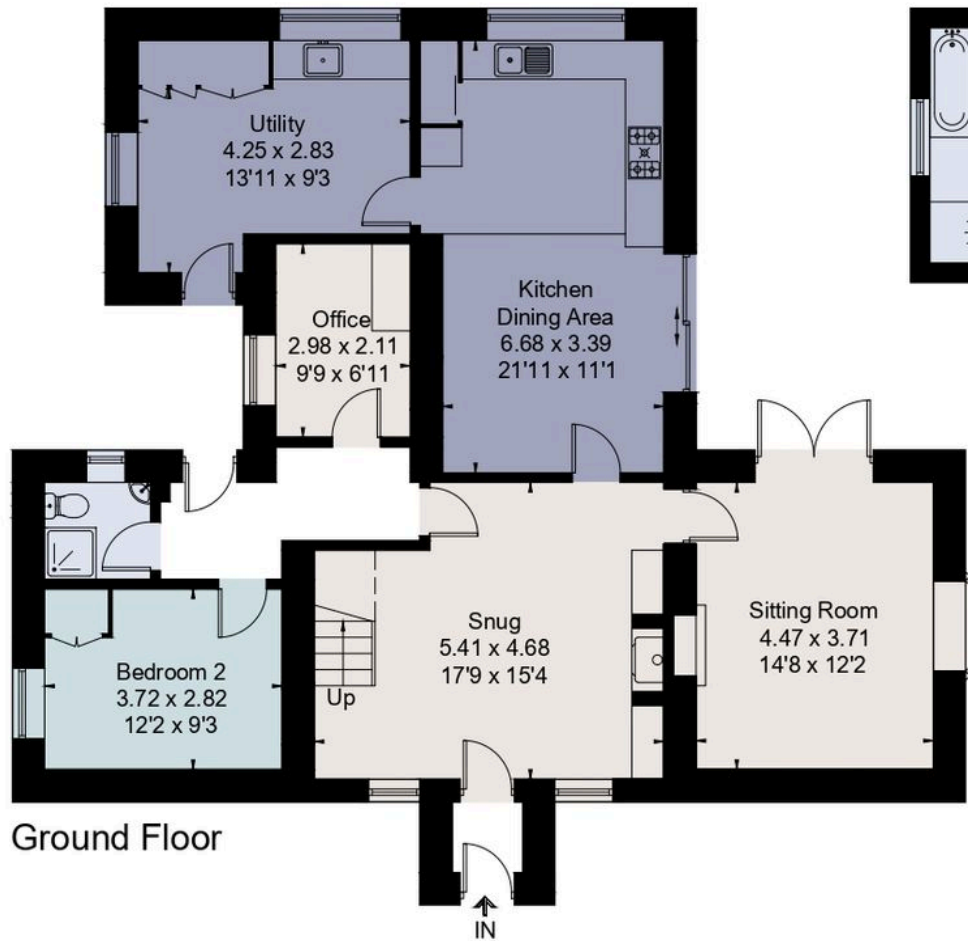
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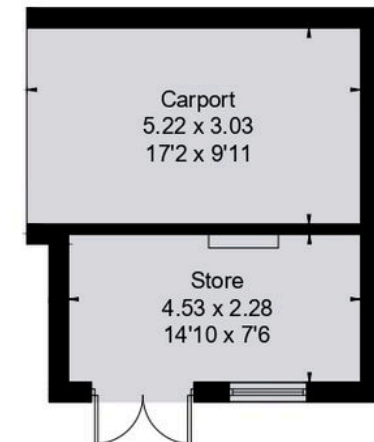
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Approximate Floor Area = 189 sq m / 2034 sq ft  
 Outbuilding = 29.5 sq m / 317 sq ft  
 Total = 218.5 sq m / 2351 sq ft (Including Eaves)



(Not Shown In Actual Location / Orientation)



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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #108285

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## Key Information

### Local Authority

South Gloucestershire

### Council Tax

Band = F

### Tenure

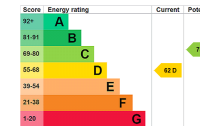
Freehold

### Services & Additional Information

### EPC




PROPERTY

Rating = D



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Enquire

## More Information

### Talk to an agent

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