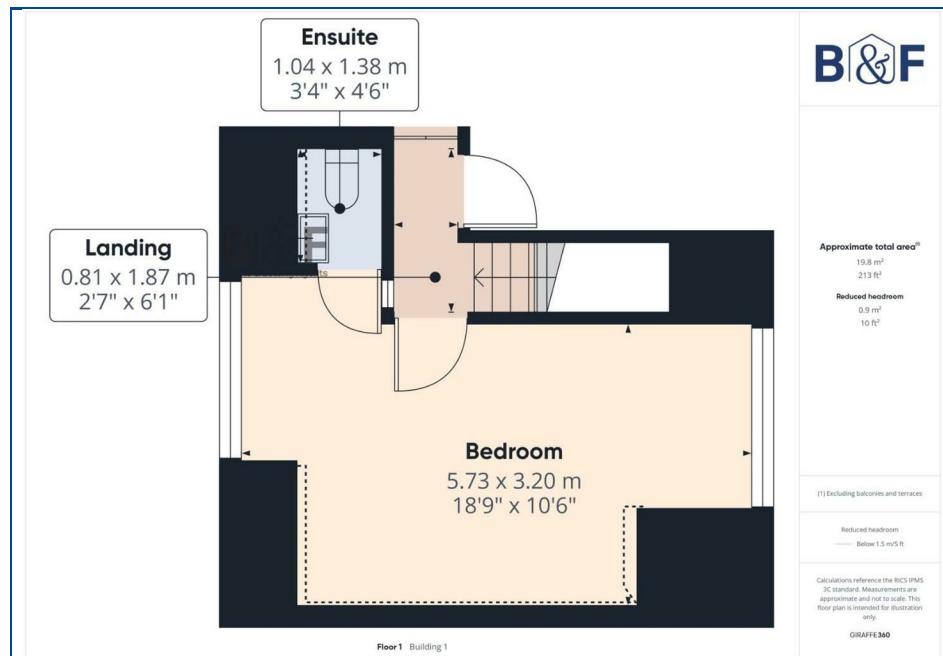




t: 01179566004 e: info@bruntandfussell.co.uk [www.bruntandfussell.co.uk](http://www.bruntandfussell.co.uk)  
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Rural Position
- Solar Panels with battery
- Four Bedrooms
- Family Bathroom
- Sought After Road
- Spectacular Views to front and rear
- Private Mature Garden
- Two Ensuites
- Insulated Office/Workshop with stunning Views
- Good Access to Motorway

#### MONEY LAUNDERING REGULATIONS 2003

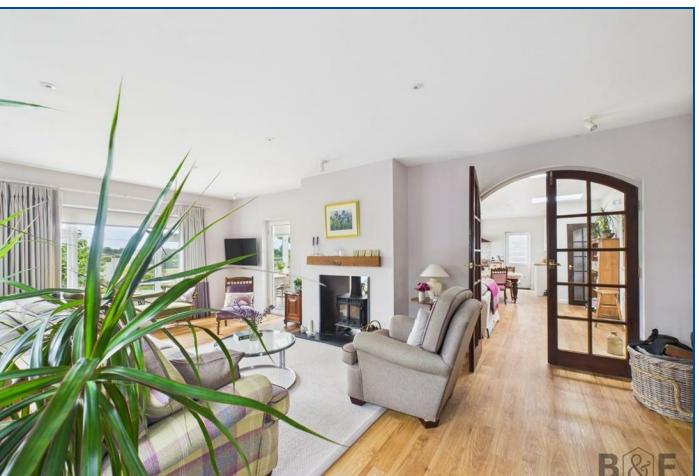
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or 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 had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs  
England & Wales EU Directive 2002/91/EC



35 Park Lane, Kendleshire, Bristol, BS36 1AT  
Asking Price £899,950



We are delighted to offer for sale this unique, outstanding detached home, which overlooks an area of greenbelt and natural beauty, the Frome Valley. Views to the Severn Estuary and Welsh Hills plus the Cotswold escarpment.

Known as "The Tor", this well presented four bedroomeed dormer bungalow offers an extremely versatile and deceptively large enjoyable home.

The spacious entrance hall and inner hallway lead to an open plan family kitchen-dining room, with walk-in pantry, utility, and cloakroom. There is a large living room and conservatory.

The property has four bedrooms. On the ground floor, two double bedrooms (one ensuite), a study/bedroom and family bathroom.

Upstairs is a good-sized master bedroom with views front and rear, toilet/washbasin in separate room and large storage/eyes cupboards.

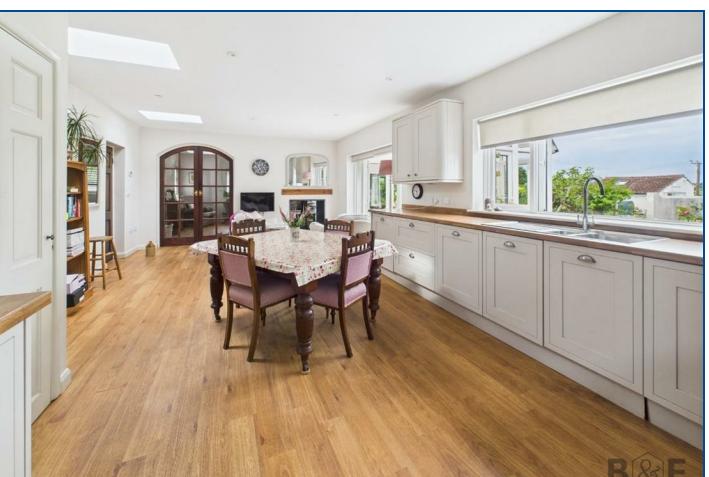
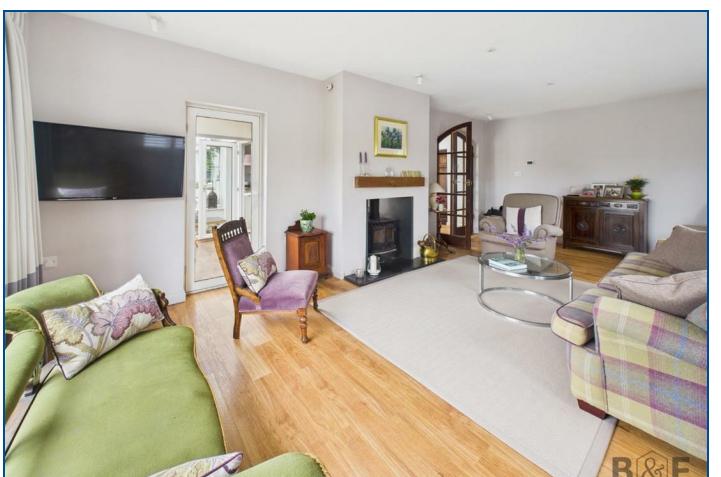
This super property is Net Zero with its own generation from Solar Panels, and a Tesla Powerwall battery, to store free or off-peak energy. An offset feed in tariff income produces circa £800pa. For extra winter comfort there is a two-way wood burning stove covering both lounge and living area. With no gas boiler the EPC does not recognize net zero.

The front of the property consists of a landscaped garden including fruit trees. The Chard Flint drive offers substantial off-street parking and EV charging. This all-day sunny house has a generous rear garden, offers privacy, outstanding views, spectacular sunsets, plus plenty of lawned leisure space. The old stable has been converted into an office/workshop with Wi-Fi connection.

Communication, this location offers North, East, South and West connections to the motorway network within 20 minutes' drive. Rail connections are excellent using Bristol Parkway or Yate stations just 15 minutes away. The area provides good schools and local amenities.

We strongly recommend an early viewing, to appreciate the quality and position of this splendid family home. Energy Rating Band TBC. Council Tax F.

**\*\* PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR \*\***



[Hallway](#)

[Bedroom](#)

[Ensuite](#)

[Conservatory](#)

[Bedroom](#)

[Inner Hallway](#)

[Family Bathroom](#)

[Utility Room](#)

[Cloakroom](#)

[Study/Bedroom](#)

[Family Room//Dining Room/Fitted Kitchen](#)

[Conservatory](#)

[Living Room](#)

[First Floor landing](#)

[Master Bedroom](#)

[Ensuite](#)

[Outside](#)

[Ample Off Street Parking](#)

[Lovely Mature Gardens](#)

[Insulated Garden office](#)

