



 2

 1

 2





**POA**  
**Riding Barn Hill, Wick, BS30 5PB.**



[guy.rolfe@moving-you.co.uk](mailto:guy.rolfe@moving-you.co.uk)  
[moving-you.co.uk](http://moving-you.co.uk)

**03334041188**







POA

Riding Barn Hill, Wick, BS30 5PB.

Situated halfway down Riding Barn Hill in the charming village of Wick and offering access to both Bristol and Bath, is this charming semi-detached character cottage available for sale. This home is ideal for young couples looking for a comfortable living space in a semi rural location with good commuter routes via the M4 and a bus route to Keynsham offering its train station. The property features open plan reception area's, one of which includes an inglenook fireplace with wood burning stove, creating a cosy and inviting atmosphere. There is a handy downstairs W.C/Utility Room for laundry. The light and airy modern kitchen is a highlight of the house, complete with a kitchen island, it's perfect for culinary enthusiasts.

This lovely home comprises two well-appointed bedrooms, including a spacious double bedroom and a cosy single bedroom. The large bathroom offers a relaxing retreat. To the rear of the property the wild garden will envelop those with green fingers. With open green spaces and walking routes in close proximity, this residence offers convenience and accessibility.

Don't miss the opportunity to make this delightful property your new home. Contact us today to arrange a viewing and experience the charm and comfort this home has to offer.

\*Please note that the home does not benefit from off street parking, so those wishing to visit are suggested to park outside St. Bartholomew's Church further down the road from the residence.\*

Porch - Entry door, double glazed window to front, tiled floor.

Living Room - 14'6 by 11'1

Double glazed window to front, Inglenook fireplace with inset wood burner, laminate flooring.

Dining Room - 14'6 by 7'10

Stairs rising, double glazed window to side, radiator, laminate flooring.

#### Utility / W.C

Wall mounted gas boiler, W.C, wash hand basin, space for washing machine.

#### Kitchen - 14'3 by 13'10

Double glazed skylight window, double glazed windows to rear, uPVC French doors opening to rear, radiator, range of wall and base units with work surfaces over, single drainer sink unit, built in oven and hob, kitchen island, space for dishwasher and fridge/freezer.

#### Landing

#### Bedroom One - 14'6 by 11'2

Double glazed window to front with far reaching countryside views, radiator, loft hatch.

#### Bedroom Two - 8'8 by 8

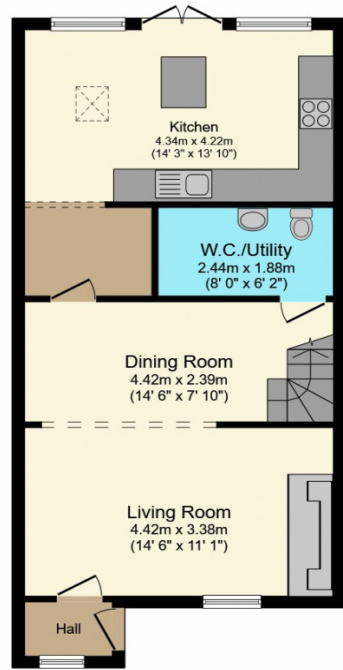
Double glazed window to rear, radiator.

#### Bathroom - 9'1 by 7'3

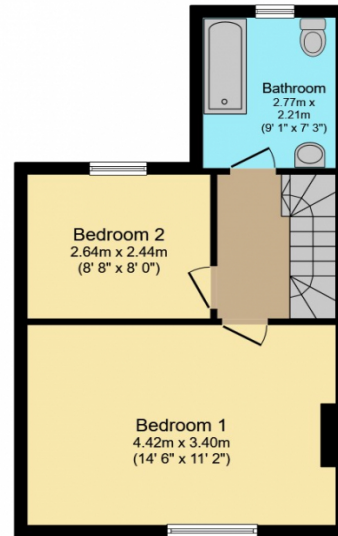
Double glazed window to rear, panelled bath with shower over, W.C, pedestal sink, radiator, splashbacks.

Garden - Enclosed by boundary bush and trees, wild stream, grass, plants and shrubs, small patio area, pedestrian side access.

Council Tax Band D



Ground Floor



First Floor

Total floor area 96.5 m<sup>2</sup> (1,039 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Riding Barn Hill, Wick, BS30 5PB.

DOWNLOAD MOVING YOU APP FROM APP STORE / PLAY STORE

App Store

Click on the below icon to download the Moving You App from the App Store.

Play Store

Click on the below icon to download the Moving You App from the Play Store.



These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person working with/for moving you has authority to make or give any representation or warranty in respect of the property.

Swansea - Neath - Port Talbot - Bridgend - Cardiff - Newport - Bristol - Spain