



Old Station Cottage
Bridge Road, Mangotsfield, BS16 9NG

Old Station Cottage

Bridge Road, Mangotsfield, BS16 9NG

Unsold at auction – available by private treaty

- Four double bedrooms
- Four reception rooms
- Circa two acre garden
- Three bay garage
- Large private driveway
- Period features
- Loft development potential (subject to planning)
- Private gated location
- 'Alexandra' No.979. Built 1903

Hartley House, Badminton Road, Old Sodbury
South Gloucestershire, BS37 6LX
chipsod@davidjames.org.uk
Tel 01454 320144
www.davidjames.org.uk

Description

Old Station Cottage is a Grade Two Listed former North Mangotsfield Railway Station and Dramway Toll House, built in 1844.

Renovated by the current owners in 1998, it is steeped in history and features its own Standard Gauge 1904 Steam Train with carriage. Used as a Station until the late 1970's, many of the period features have been retained giving this fantastic family home a unique and fascinating feel

The gardens are mainly lawn, but also have potential to be developed further with outbuildings (subject to planning permission), landscaped rockeries, additional storage and animal pens.

Accommodation

Ground Floor

Reception 1

5.8M/3.8M

Windows to side and rear aspect, with double doors opening to front aspect. Ceiling spot lights wooden flooring and fireplace with period wood-burner.

Reception 2

3.6M/4.3M into recess

Windows to front aspect, period feature fireplace with wood burner, bay window seating and wooden flooring

Reception 3

3.9M/3.6M into doorway

Window to rear aspect, feature fireplace with inset electric fire, wooden flooring and stairs to first floor

Reception 4

3.4M/3.7M into bay

Original stone flooring, bay windows to front aspect, oil fired burner in period fireplace, vaulted beamed roof space with spot lights.

Kitchen/Breakfast Room

A range of base and wall units around a central family breakfast bar, windows to rear overlooking the raised patio area, five ring range cooker with extractor and space for white goods, original period three door bread oven.

Utility/Shower Room

Window to side aspect, corner shower, a range of base and wall storage units, sink with vanity unit and low level WC.

First Floor

Bedroom 1

5.3M/3.6M into recess

Windows to rear aspect, ceiling spot lights, full length mirrored built in wardrobes, and laminate effect flooring.

Bedroom 2

3.7M/3.7M

Windows to front aspect, central ceiling light, built in storage shelving and carpet flooring.

Bedroom 3

6.4M/2.0M into corridor

Windows to front aspect, access through corridor with shelving into carpeted flooring and central feature light.

Bedroom 4

3.6M/3.4M into doorway

Window to rear aspect, built in storage carpeted flooring, period feature staircase into separate loft area, potential for development (subject to planning permission).

Bathroom

Window to rear aspect, five piece family suite featuring corner shower with electric power shower over. Corner whirlpool bath, low level WC and washbasin, ceiling spot lights and tiled flooring.

Development potential of two separate lofts – accessed from bedroom 4 and the main landing area (subject to planning permission).

Outside

Triple Garage/Workshop with light and power

Council Tax

The property is assessed for Council Tax purposes as within Band 'D'

EPC

This property is a Listed building and therefore is EPC exempt.

Local Authority

South Gloucestershire Council. Tel: 01454 868686

Solicitors

Fao M.Griffiths, Henriques Griffiths, 107 High Street, Winterbourne, Bristol, BS36 1RD. Tel: 01454 854000

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James & Partners LLP or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



IMPORTANT NOTICE TO BE READ BY ALL BIDDERS

Special Conditions

The purchaser will be required to contribute £500 + VAT towards the vendors marketing costs.

1. Unless otherwise announced at the time of the auction each Lot is sold subject to the Common Auction Conditions (the Conditions) and to the Special Conditions of Sale to each Lot along with the conditions contained in this Notice numbered 1-12 inclusive.
2. Prospective purchasers shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries, with all relevant authorities and other bodies.
3. Subject to the Conditions and Special Conditions, as soon as the Auctioneer's gavel falls on a bid, the successful bidder is under a binding contract to purchase the relevant property.
4. Following upon the fall of the hammer, the successful bidder must immediately present to the Auctioneer's clerk his name and address and, if appropriate, the name and address of the person or company on whose behalf he has been bidding and in default of such information being provided at once, the Auctioneer shall be entitled to re-submit the property for sale. This information will be used to complete a Memorandum of Contract which the successful bidder must sign and exchange prior to leaving the room and at the same time present a deposit of 10% of the purchase price.
5. Prospective purchasers are strongly advised to check these particulars as to measurements, areas and all other matters to which the properties are expressed to be subject to or have the benefit of and in respect of any contents, fixtures or fittings expressed to be included in the sale by making inspection of the property and all necessary enquiries to David James & Partners LTD, the Vendor, the Vendor's appropriate advisers and all other appropriate authorities. All measurements and areas referred to in these particulars are approximate only.
6. All location plans published in the Particulars of Sale are to enable prospective purchasers to locate the property only. The plans are photographically reproduced and therefore not to scale and are not intended to depict the interest to be sold and are expressly excluded from any contract. Any arrows on photographs are again only to enable prospective purchasers to locate the property and are not intended to depict the interest to be sold. Purchasers are advised to view the precise interest to be conveyed.
7. The Auctioneers reserve the right to sell any lot or lots or any part of any lot before the auction, to alter the order of sale or to amalgamate lots or divide lots or to withdraw the whole or any lot or part thereof.
8. Each lot is sold subject to a reserve price and the Vendor reserves the right to bid up to the reserve price through the Auctioneer at the auction.
9. Should any dispute arise between the Vendor and the Purchaser before completion as to any point whatsoever contained in these particulars or as to their interpretation in the matter in dispute shall be referred to the Arbitration of the Auctioneers, whose decision shall be final and binding on all parties and who shall decide how the cost of such reference shall be borne.
10. Prospective purchasers are strongly advised to view the Special Conditions of Sale and additional information appertaining to each lot which are available separately from the relevant Auctioneer's office or the office of the acting solicitors.
11. Prospective purchasers are reminded that no questions will be invited after the commencement of the sale. The Auctioneers and Solicitors will be available approximately half an hour prior to the commencement of the sale to answer any last minute queries, however, prospective purchasers are recommended to make any enquiries before the day of the sale.
12. Bids will be regulated entirely at the discretion of the Auctioneer.
In accordance with The Money Laundering Act 2007 purchasers will be required to provide two forms of identification, a passport or driving license and a utility bill.

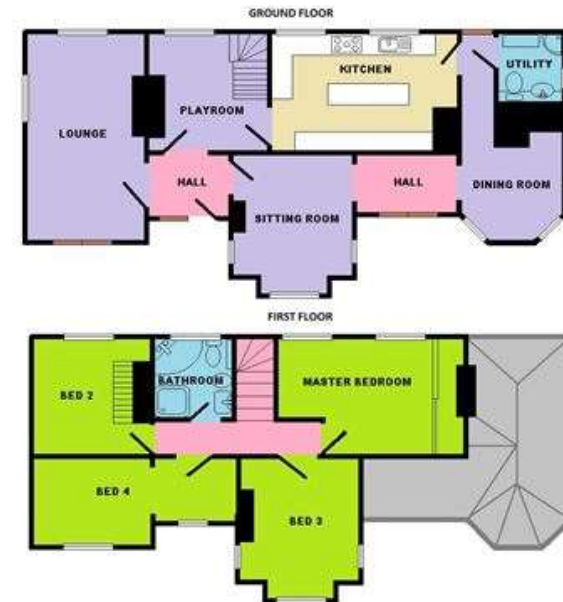
Directions

From our office in Old Sodbury follow the A432 towards the ring road (A4174). At the ring road head in the direction of Keynsham. At the 3rd roundabout turn left onto the B4465 towards Shortwood and at the top of the hill turn right into Shortwood Hill. Follow the road to the bottom turning left at the Bridge Public House. The property can be found at the end of the lane.

Viewing Arrangements

Strictly by appointment with the agent, David James & Partners, Old Sodbury
Tel 01454 320144

REF 51580 November 2013



D160 Printed by Ravensworth 01670 713330

Our Roots go Deep in Property



Auctions



Planning &
Development



Environmental



Rural
Property agents



Valuations



Taxation



Building/
Design

DAVID
JAMES
& PARTNERS

Old Sodbury Office 01454 320144 | Wrington Office 01934 864300 | Wotton-under-Edge Office 01453 843720