



Bramble Cottage, High Street, Pensford, Bristol, BS39 4BQ

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- Stone Dressed Cottage
- Views of The Viaduct
- Sitting Room with Oak Flooring
- Kitchen Breakfast Room with access to Garden
- Main Bedroom with Ensuite
- Two Further Double bedrooms
- Family Bathroom Plus separate Loo
- Pretty Garden
- 2 Allocated Parking Spaces



PRETTY DRESSED STONE COTTAGE

Beautifully maintained mid terrace home in the centre of this sought after village with gorgeous views of the Victorian viaduct.

To the front of the property is a gravelled courtyard garden and access to the front door. Stepping into the welcoming hallway which has oak floors, all rooms flow well from here.

There is a spacious and comfortable sitting room which also has oak floors and French doors through to the kitchen dining room.

From the hall into the kitchen/dining room there is a great range of fitted cabinets providing plenty of storage, together with built in fridge/freezer, dishwasher and washing machine. There is ample space for a dining table and chairs and from here, access to the terrace and garden via French doors.

Off the hallway is the essential downstairs loo which completes the ground floor. The back garden is sunny and very pretty - easy to maintain - and with that gorgeous view of the viaduct. Just right for enjoying a glass of something chilled and watching the sun go down.

Upstairs there are three bedrooms, one of which has an ensuite and the second with fitted wardrobes down one wall. The third bedroom is currently used as a study. All enjoy lovely village views. The smart family bathroom completes the first floor.

There is on-street parking to the front, and the added bonus of two parking spaces to the rear of the property with direct access to the garden and back of the house.

The property is beautifully presented throughout and we'd love to show you round – please do give us a call to arrange your viewing.

The sought-after village Pensford is situated on the edge of the Chew Valley and is well known for walking with the river Chew running through the heart of the village. It is approximately 8 miles from Bath with and approximately 7 miles south of the city of Bristol. There is a friendly community and lots of facilities to enjoy including three Public Houses, a Village Hall and a shop with a Post Office. A wider range of general stores and amenities can be found in the nearby village of Chew Magna with its super selection of shops, pubs and restaurants. The nearby Chew Valley and Blagdon Lakes are notable for their fishing, birdlife, sailing and nature study amenities, and there are plenty of countryside walks close by. The villages in the valley are all unspoilt and each have their individual charm and character. Secondary education is available at the renowned Chew Valley School and at Wellsway School in Keynsham. The M4/M5 motorways are accessible via a link road at Keynsham and Bristol International Airport is within easy reach.





ROOM DIMENSIONS

Ground Floor

HALLWAY 7'7" x 11'7"
 SITTING ROOM 16'0" x 11'7"
 KITCHEN/DINING ROOM 24'0" x 9'4"
 LOO 3'0" x 5'5"

OPEN TERRACE 13'3" x 7'0"

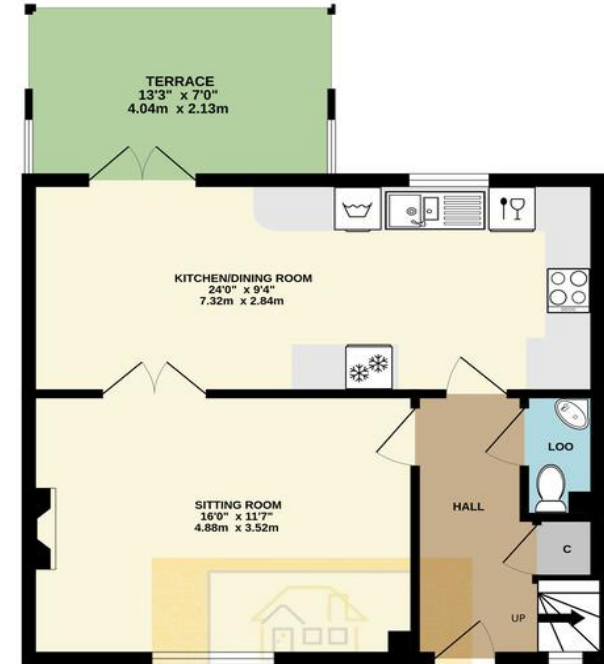
First Floor

LANDING 13'7" x 13'0"
 BEDROOM 10'9" x 11'8"
 ENSUITE 3'8" x 8'2"
 BEDROOM 13'6" x 9'4"
 BEDROOM 8'5" x 8'2"
 BATHROOM 6'7" x 9'4"

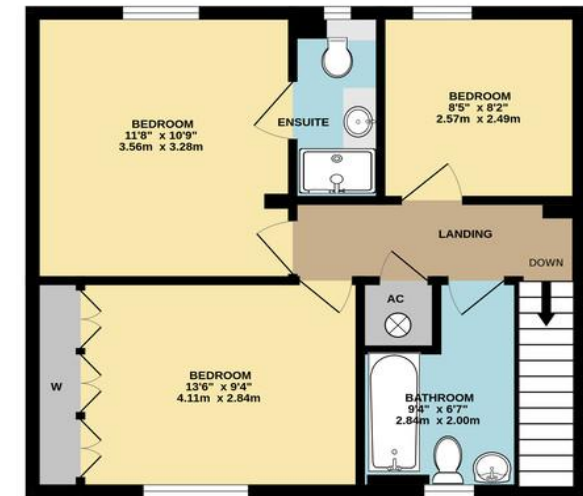


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
 487 sq.ft. (45.3 sq.m.) approx.



FIRST FLOOR
 469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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