



135 High Street, Pensford, Bristol, BS39 4BQ

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- Unique Blend of Period Features
- Stylish and Individual Spaces
- Kitchen with Bi-Folding Doors
- Stunning Views of the Viaduct
- Cosy Sitting Room with Log Burner
- Two Double Bedrooms
- Two Bathrooms
- Decked Area with Fabulous Views
- Wildflower Garden
- Secret At the bottom of The Garden



DESCRIPTION:

SOMETHING VERY SPECIAL INDEED

A wealth of period features and charm, inglenook fireplace, exposed stone walls, original flagstones and wood beams all blended together to create a stylish home. Open plan kitchen with bi-folding doors allowing access to the decked area with amazing views towards the Viaduct.

Plenty of storage and under floor heating.

The sitting room is cosy with a log burner with the 18th staircase taking you upstairs

Two double bedrooms and two spa like bathroom give a feel of luxury. Outside the raised deck is idea for entertaining and enjoying the viewing with friends and family.

Walk through the wildflowers to the secret area at the bottom and prepared to be Wowed!!

ABOUT THE VILLAGE

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 MEASUREMENTS

Ground Floor

SITTING ROOM 16'6" X 12'2"
 BATHROOM 8'7" X 6'2"
 KITCHEN/DINER 14'10" X 14'4"

First Floor

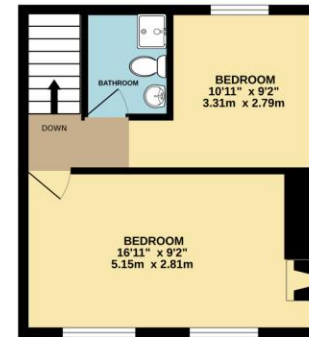
BEDROOM 16'11" X 9'2"
 BEDROOM 10'11" X 9'2"
 BATHROOM 6'1" X 4'10"



GROUND FLOOR
 609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
 339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 949sq.ft. (88.2 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.
 Made with Metroplan C2/24.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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