

LLOYD WILLIAMS

— ESTATE AGENTS & PROPERTY FINDERS —



2 STATION ROAD, PILL, BRISTOL, BS20 0AB

BEAUTIFUL DETACHED VICTORIAN VILLA, IN EXCELLENT LOCATION

SUMMARY

- Three Bedrooms
- Detached Victorian Villa
- Large Garden
- Open Plan
- Off street parking
- Over 1500 sq. ft.
- Recently refurbished

SITUATION

Located at the heart of this popular and friendly Village. Only a 10 minute drive to Clifton and 15 to 20 minutes to Bristol City Centre. The M5 junction 19 is also 5 Minutes away and the coastal town of Portishead is again on ones doorstep. The village has a great community spirit with its own annual regatta, very good junior and senior Schools, a great Health centre and a host of welcoming public houses. The Cricket and Football Clubs and fishing lake are available to be enjoyed by all.

DESCRIPTION

Beautiful Victorian villa in close proximity to the village, recently refurbished to exacting standards and now oozes chic style throughout.

On entering the property via the porch you will immediately notice that the property has undergone a series of sympathetic improvements by the current owners. Concealed lighting in the hall with doors off to the Sitting Room that overlooks the front of the property with built in storage and original features such as the picture rail and bay window. A fantastic kitchen/ dining / family room is located to the rear of the property that overlooks the rear garden and is perfect for children. The kitchen houses a range of base and wall units with woodblock worktops over, beautiful Rayburn oven that can be turned off if required in the summer. A good sized dining area leads though to a more informal family room with beautiful woodburning stove and plenty of space to relax in the evening.

The first floor comprises three double bedrooms all of which would accommodate a super king bed and are serviced via the main bathroom that has been sympathetically refurbished with beautiful joinery and woodwork.

OUTSIDE

The garden is well-landscaped, mainly laid to lawn and a paved seating area with pergola; perfect for entertaining guests on summer evenings. The garden is enclosed and surrounded by a variety of mature shrubs and flowers.

DIRECTIONS

Proceed out of Clifton over the Suspension Bristol, through Abbots Leigh and take the right towards Pill. Follow the road into and through the village, forking right at the Kings Head onto Heywood Road taking the second right onto Station Road. The property will be found on your Right hand side. PCODE: BS20 0AB





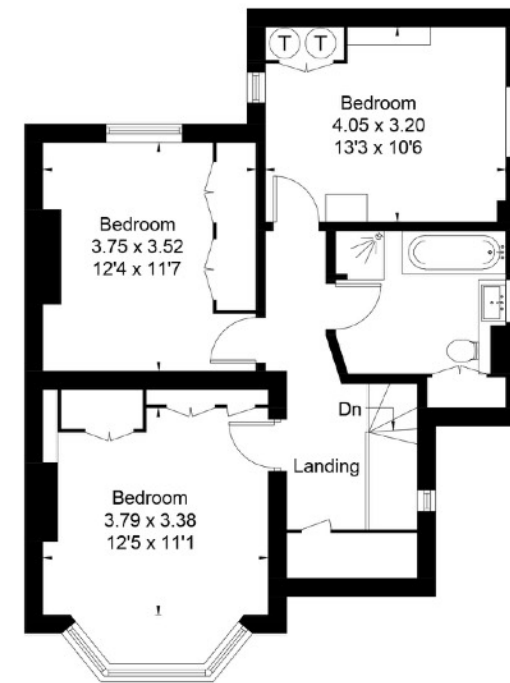
Approximate Area = 144.1 sq m / 1551 sq ft
 Boiler Room = 4.8 sq m / 52 sq ft
 Total = 148.9 sq m / 1603 sq ft
 Including Limited Use Area (0.7 sq m / 7 sq ft)



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Ground Floor



First Floor

IMPORTANT NOTICE

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