

LLOYD WILLIAMS

— ESTATE AGENTS & PROPERTY FINDERS —



138 HIGH STREET, PENSFORD, BATH & NORTH EAST SOMERSET, BS39 4BH

A stunning three bed cottage with beautiful gardens

Summary

- Three bedrooms
- Separate Kitchen
- Studio Space with ensuite
- Superb rear garden
- Over 1000 Sq. ft
- Beautifully presented

Situation

The village of Pensford, with its famous historic viaduct lies in the heart of the Chew Valley offering commuters excellent access to both Bristol (7 miles to the north) and Bath (12 miles to the east). Pensford has a rare blend of good local amenities and a strong community feel. There is a range of local facilities including a primary school, Post Office, Church, Coffee Shop, Village Hall and popular local pubs. In close proximity there is also the popular Pig at Pensford hotel and award-winning Michelin starred Pony & Trap gastro pub. The village has direct access to some fabulous walking country in the Mendip Hills AONB; Chew Valley and Blagdon Lakes are right on the doorstep, where a range of outdoor pursuits can also be found. High speed rail services to London Paddington are available from Bristol Temple Meads and Bath Spa. Bristol International airport is also easily accessible.

Description

Split over two floors the property boasts a huge amount of character. On entering the property you are greeted by an open and light entrance hallway, to the left is the sitting room with stone hearth, log burning fire and stunning wood beams above.

The kitchen to the rest of the property provides an open plan feel with space for a dining table and is well equipped with a range of wall and base units, polished concrete worktops, integrated fridge/ freezer and dishwasher with beautiful tiled floor and access onto the fabulous garden.

The first floor the property boasts three well proportioned double rooms which are serviced via the bathroom with shower over the bath and enamel bath tub, close couple toilet and pedestal wash hand basin.

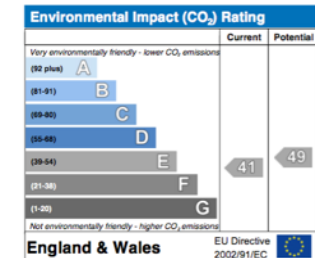
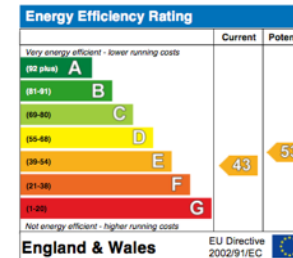
Outside

The property has a front courtyard which is protected by bushes and gate with path to the property. The rear of the property stretches around 250 ft and has been brilliantly landscaped and divided into various areas including seating areas, ideal for alfresco dining in the summer, vegetable plot including polly tunnels, chicken coupe and large lawned area ideal for family living.

Agents note: The rear of the property has access from across the neighbouring gardens to the front.

Directions

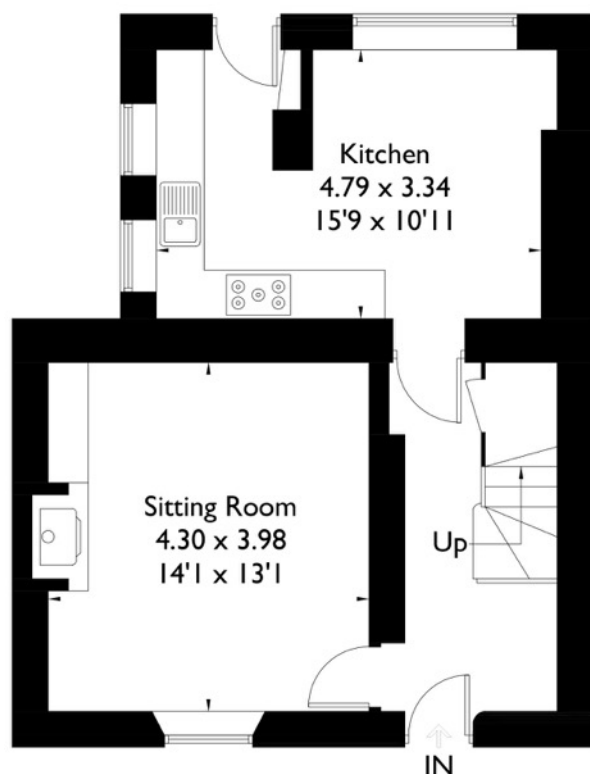
From Bristol city centre take the A37 south. After approximately 6 miles enter the village of Pensford taking the left onto The High Street., Bear right and continue along where the property will be found on your left hand side.



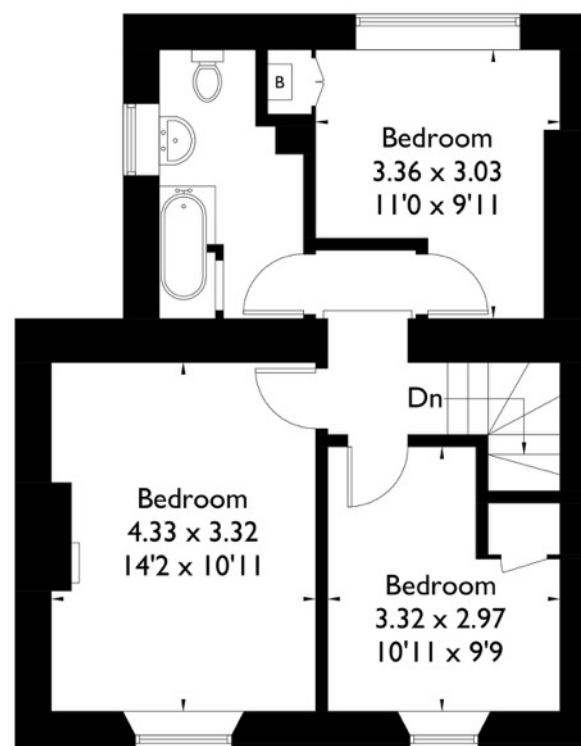


138 High Street Pensford, Bristol, BS39 4BH

Approximate Gross Internal Area = 95 sq m / 1022 sq ft
 Outbuilding = 10.3 sq m / 111 sq ft
 Total = 105.3 sq m / 1133 sq ft



Ground Floor



First Floor



(Not Shown In Actual
 Location / Orientation)

Outbuilding

Clifton Office, 69 Princess Victoria Street, Clifton Village, Bristol, BS8 4DD

Tel: 0117 9734464

IMPORTANT NOTICE

Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise. **VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.