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# The Queens Head, 62 Willsbridge Hill £450,000

Willsbridge, BRISTOL, Gloucestershire, BS30 6EU

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# The Queens Head, 62 Willsbridge Hill

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£450,000

This former Public house which is Grade II Listed offers a wealth of charm and character over all three floors. The property has been used for several purposes over the years, such as the venue for the Court Leet "Little Court" on the first floor, and from private house to alehouse. The building is believed to date back to circa 1660 to 1670 century with later extensions and is therefore a real landmark in the area. Briefly comprising: 5 double bedrooms, 2 bathrooms (a potential 3rd where planning has been applied for). To the ground floor: 3 reception rooms, kitchen dining room, hallway, utility/boiler room and cloakroom. The property is in need of some more updating and finishing and would be perfect for somebody wanting a "Historic slice of England" Viewings by appointment only.

## AMENITIES

Willsbridge is the home of the Willsbridge Mill and is ideally placed for the amenities in Bitton, Oldland, Keynsham and of course Longwell Green. Many companies have chosen to set up branches in Longwell Green. These include an Asda superstore. It is also the home of a B&Q and other DIY stores such as Wickes and Homebase. There is also Jollyes pet superstore and on a smaller scale a Tesco Express, and several food outlets. In 2007 a retail park opened with Boots, Next, Outfit, Clarks and New Look. This was followed by the opening of The Carphone Warehouse, Clinton Cards and River Island stores. There is also a Marks & Spencer store with clothing, food and cafe.

Local secondary schools include Hanham High and Sir Bernard Lovell. Local primary schools include Barrs Court primary and Longwell Green Primary.

## DIRECTIONS

From our office proceed left along the Bath Road in the direction of Willsbridge where at the bottom on the right the property can be found recognised by our For Sale board.

## ENTRANCE PORCH

A deep porch leading to the main door.

## HALLWAY

19' 4" x 4' 1" (5.89m x 1.24m) Panelled walls and exposed flooring, beam, radiator, Swing doors and counter top to former bar room. Doors too....

## RECEPTION ROOM

17' 2" x 11' 1" max > 9' 11" (5.23m x 3.38m)

A feature stone fireplace and wood burner, exposed flooring, beam, latch window to front.

## FORMER BAR/ RECEPTION 2

23' 5" x 9' 4" (7.14m x 2.84m) The former bar room with latch windows to front and side aspects, cast iron fireplace, panelled wall and shelving.

## MAIN SITTING ROOM TO REAR

20' 6" max x 14' 0" max (6.25m x 4.27m) Featuring a feature inglenook fireplace with bread oven and wood burning stove. Sash window and seat, ceiling beams, door to kitchen, radiator, door to rear garden, door to cloakroom, exposed tiled flooring.

## CLOAKROOM

WC, radiator, wash basin, two windows.

## KITCHEN/DINER

19' 4" x 8' 10" (5.89m x 2.69m) Plus 14' 4" x 12' 0" (4.37m x 3.66m) An "L" shaped room with dedicated kitchen and dining areas. Boasting wall and base units in a Shaker Style with wooden worktops over. Rangemaster cooker with electric ovens and a gas hob. Belfast sink, plumbing for dishwasher, stable door to garden, door to boiler room, There are 3 radiators, and in part a tall 15ft ceiling with windows

at various heights and some exposed stone walling. LED, spot and pendant lighting, slate tiled flooring.

## BOILER ROOM

15' 7" x 5' 8" (4.75m x 1.73m) With Worcester boiler, Everflo hot water cylinder, door to front.

## FIRST FLOOR LANDING

Via a turning staircase with feature door to the master bedroom or former Court Leet. A few steps lead to a slit level area with doors to bedroom and bathroom. Planning has been applied for to make the main bathroom bigger using some of the landing.

## MASTER BEDROOM

Circa 24' 7" x 15' 5" (7.49m x 4.7m) The former Court Leet or "Little Court" with feature door with viewing trap. Latch windows to the front and side, door to adjoining bedroom. Planning has been applied for to turn a corner of this room into an en-suite where cabling, power and drainage is in place in readiness.

## BEDROOM 2

17' 5" x 12' 8" > 8' 5" (5.31m x 3.86m) Plans are in hand to create a small lobby creating individual access into both this and the main bedrooms. With latch window to front, curtain fronted wardrobe area.

## BATHROOM

7' 7" x 6' 7" (2.31m x 2.01m) A white suit comprises a panelled bath with shower over, wc, pedestal basin and chrome heated towel rail. Latch window.

## BEDROOM 3

14' 10" x 9' 11" (4.52m x 3.02m) Latch window and roof window.

## TOP FLOOR

Via a turning wooden staircase.

## BEDROOM 4

14' 0" max x 11' 10" (4.27m x 3.61m) Window to side, door to en-suite.

## ENSUITE BATHROOM

Recently done with a white suite comprising: Wc, panelled bath with shower over, extractor, chrome ladder style towel rail, LED lights, tiled and wooden flooring. Sloping ceiling to one side.

## BEDROOM 5

18' 2" max x 15' 8" (5.54m x 4.78m) Roof windows, slightly 'L' shaped.

## OUTSIDE

## OFF ROAD PARKING

To the opposite end of the terrace is a car parking area. A proportion of this space is being retained and will allow parking for several cars.

## REAR GARDEN

Mainly laid to grass with brick outbuilding to right. There is also some paving and some stone walling.

## FREE VALUATIONS

If you are impressed with our service and you would like to know the value of your own home and how we are different from our competitors, call us on 0117 932 5686 for a free market appraisal today.

## PHOTOGRAPHY

Some of our properties have been photographed using a high quality digital SLR combined with 10mm to 20mm lens.

