



14 TRYM ROAD,
WESTBURY ON TRYM, BS9 3EP

**GOODMAN
& LILLEY**







14 TRYM ROAD

WESTBURY ON TRYM BS9 3EP

ASKING PRICE
£545,000

Located in a sought after position at the heart of Westbury-on-Trym village is this refurbished Grade 2 listed cottage boasting generous accommodation over three floors with three bedrooms, charm and character, brick paved driveway parking and gardens to the front and rear.

Viewing is recommended to fully appreciate the accommodation on offer here.

Location

Trym Road is a pleasant, friendly and quiet street tucked away in the heart of the Westbury-on-Trym village. The property is situated in a popular row of cottages within walking distance of the local village amenities including a doctors surgery, hairdressers, shops and two supermarkets. Westbury Wildlife Park is at the end of the road and Canford Park is within close walking distance. Westbury on Trym village primary school is close at hand and the cottage also falls into the catchment area for Elmlea school and Bristol Free School.

Summary

The cottage has gas central heating and offers accommodation set over three floors including to the ground floor a good sized entrance porch, 22 ft full-width open-plan living room with log burner and a separate hand finished kitchen with door out to the rear. Heading upstairs to the first floor, you will find two generously sized bedrooms and a wonderful traditional-style family bathroom. Ascending further to the top floor there is a spacious master bedroom.

Accommodation

Please see the floorplan for all room measurements.

Ground Floor

Entrance

As you approach the property, you will find a decorative brick-paved driveway leading to a stable-style front door that opens into a tastefully tiled entrance porch.

Open Plan Living Room

There is a 22 ft full-width, open-plan living room with dual-aspect feature Georgian bar windows, a fitted wood burning stove set into the fireplace and the room is further enhanced by engineered oak flooring, beamed ceilings and feature radiators. Door to stairs leading to the first floor.

Kitchen

The kitchen offers hand built wooden units and worktops, a feature Belfast sink and Fired Earth marble splashbacks as well as a range cooker with a Miele extractor fan over. Space and plumbing for washing machine and dish washer, exposed wooden floor, window and a stable-style door that opens to a private rear courtyard.

First Floor

Landing

Stairs to the second floor, airing cupboard housing the gas boiler and solid oak cottage-style doors to:

Bedroom Two

Feature windows to the front and rear of the cottage, over stairs storage.

Bedroom Three

Feature window to the front elevation.

Bathroom

The bathroom is a wonderful space fitted with marble floor tiles with under floor heating and a suite comprising a clawfoot free standing bath with shower over, oversized sink and a high-level toilet. Window to the side.

Second Floor

Master Bedroom

The master bedroom runs the full width of the property and is full of character with original wooden floorboards, sash windows to the front aspect and additional windows to the rear with two generous storage cupboards.

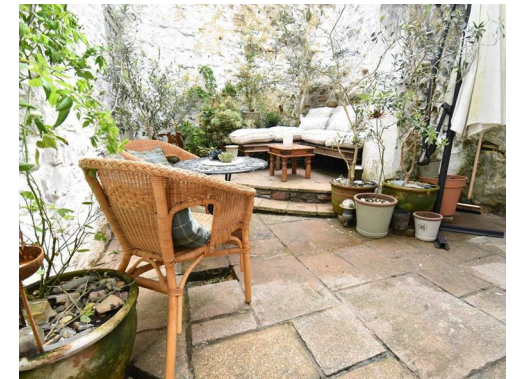
Outside

Front Garden / Driveway Parking

To the front of the cottage there is brick paved driveway parking for at least one car and a attractive seating area.

Rear Garden

The private courtyard can be accessed from both kitchen and living room. This is a peaceful space, perfect for light gardening and entertaining with high limewashed walls making it secure and private.



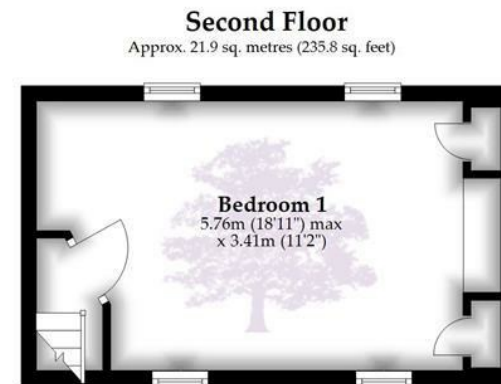
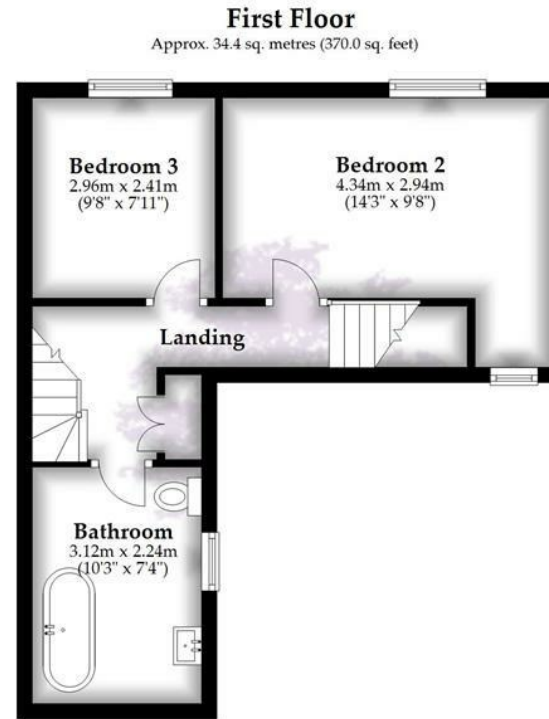
- Stunning Period Cottage
- Generous Living Area
- Private Courtyard Garden
- Located at the heart of Westbury Village
- Hand Made Kitchen
- Walking Distance of Shops/Schools/Amenities
- Three Bedrooms
- Driveway Parking





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Total area: approx. 93.6 sq. metres (1008.0 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

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