



LLYN-DIN THE COMMON,  
OLVESTON, BS35 4DQ

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GOODMAN  
& LILLEY













# LLYN-DIN THE COMMON

## OLVESTON BS35 4DQ

GUIDE PRICE  
£495,000

This delightful period semi detached family home has been in the same family ownership since the late 1940's and is now offered to the market for the first time since with the benefit of no onward chain.

A four bedroom period semi detached family home surrounded by attractive open farmland situated in an enviable rural position in the ever popular South Gloucestershire village of Olveston

### Summary

When entering the property via a small front porch you enter a light and cosy living room which enjoys a pleasant rural outlook to the front and opens to the extended dining room, fitted kitchen, inner hall beyond the dining room which leads into the 1980's extension which provided the house with a fourth bedroom and adjacent shower room WC, which could be ideal for a dependent relative or perhaps a home office. The rear hall also provides access to the large gardens to the rear. A staircase rises from the dining room to the remaining three bedrooms, first floor landing and family bathroom WC. There is a driveway to the front which offers off road parking for 2/3 vehicles depending on size. The large rear gardens are level and laid predominantly to lawn with a pathway to the bottom, timber garden store near the house and a greenhouse to the far end.

Agents note - An additional parcel of land adjoining the rear garden was purchased in the late 1960's and is available by separate negotiation for £25,000. Please enquire to our offices for further information.

### Location -

The delightful village of Olveston is one of the highly regarded South Gloucestershire villages, quite self-contained with a range of shops including a grocery/newsagent/off-license/post-office, a friendly village pub 'The White Hart' and Olveston CEVC Primary School. The nearest secondary school is Marlwood at Alveston, 2.3 miles to the north-east and the nearest independent

school, in the neighbouring village, is Tockington Manor School (part of the Clifton College Education Group). The local centre and market town of Thornbury is 3.5 miles to the north-east and The Mall at Cribbs Causeway, off J17 of the M5, is 6 miles to the south. The Severn Bridge and J1 of the M48 is 2.5 miles to the north-west of the village, from where you can cross over to South Wales or connect with the M4/M5 interchange at Almondsbury.

### Accommodation

Please see the floorplan for the room measurements and layout.

### Entrance Porch

Double glazed front door and windows, inner glazed door to -

### Living Room

Chimney breast with feature stone fireplace with space for fire or woodburner, window to front with attractive outlook, door to -

### Dining Room

Walk in pantry cupboard under stairs which lead to the first floor to the left hand side of the room, extra area overlooking the rear garden with space for home office, access to rear hall/downstairs extension.

### Kitchen

Range of eye level and base units with worktop with sink and drainer and window overlooking the rear gardens.

### Rear Hall

Via the dining room with doors to bedroom 4, downstairs shower room WC and double glazed door leading to the rear gardens.

### Bedroom 4

Spacious dual aspect room with windows to the front and side.

### Downstairs Shower Room WC

Window to side, white low level WC, pedestal wash hand basin and shower cubicle.

### Stairs To The First Floor Landing

Doors to all first floor accommodation.

### Bedroom 1

Double glazed window to the front with attractive views over open farmland, space for sizable wardrobe.

### Bedroom 2

Accessed immediately to the left from the first floor landing with skylight window and beam to the ceiling, storage space.

### Bedroom 3

Double glazed window to front with attractive views over open farmland, built in wardrobe.

### Family Bathroom WC

Skylight window to the rear, panelled bath, low level WC and wash hand basin.

### Outside

There is a driveway to the front which offers off road parking for 2/3 vehicles depending on size. The large rear gardens are level and laid predominantly to lawn with a pathway to the bottom, timber garden store near the house and a greenhouse to the far end.

Agents note - An additional parcel of land adjoining the rear garden was purchased in the late 1960's and is available by separate negotiation for a Guide Price of £25,000. Please enquire to our offices for further information.



- Extended Semi Detached Period Cottage
- Rural Village Position Surrounded By Open Farmland
- No Onward Chain With Vacant Possession
- Four Bedrooms (3 upstairs, one downstairs with adjacent bathroom)
- Two Reception Rooms & Small Fitted Kitchen
- Two Bathrooms (one on each floor)
- Circa 0.25 Of An Acre Gardens With Timber Store
- Front Driveway For 2/3 Vehicles
- The Property Requires Modernisation But Offers A Superb Development Opportunity









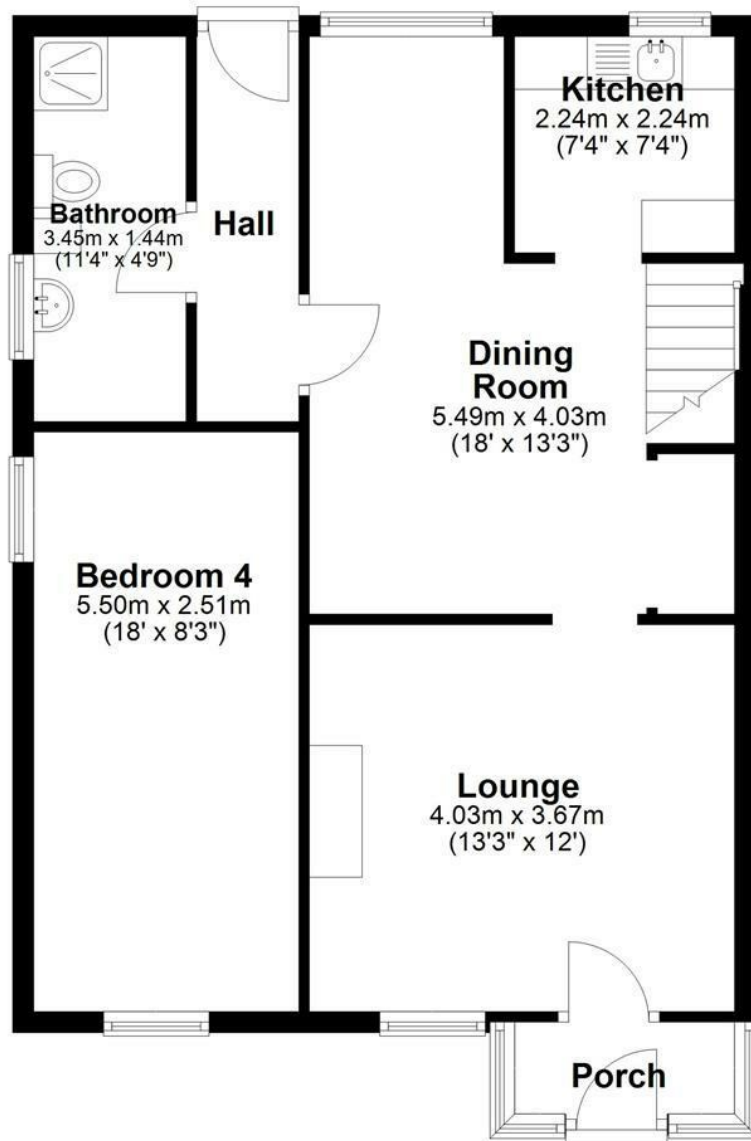
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## Ground Floor

Approx. 66.2 sq. metres (713.0 sq. feet)



## First Floor

Approx. 43.0 sq. metres (463.3 sq. feet)



Total area: approx. 109.3 sq. metres (1176.2 sq. feet)



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