



1 HOLLOW ROAD,
ALMONDSBURY, BS32 4DP

GOODMAN
& LILLEY







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ALMONDSBURY BS32 4DP

GUIDE PRICE
£825,000

This charming four bedroom 18th century former quarryman's cottage is the perfect blend of traditional character and modern living offering many features like flagstone floors, exposed beams, and a stone fireplace all situated in the popular and sought after village of Almondsbury on the edge of the city of Bristol.

An exceptional property, and viewing is recommended to fully appreciate the location and accommodation on offer. Call, click or come in to visit our experienced sales team.

Location

This property is situated in an ideal location near to Almondsbury Primary School and within easy reach of the motorway and rail network. A vast array of shopping and leisure facilities can be found in many nearby locations, such as the market town of Thornbury, The Mall at Cribbs Causeway and the City Of Bristol.

Summary

The accommodation comprises: a welcoming entrance hall, sitting room with wood burner, kitchen benefitting integrated appliances and dining room being the hub of the home. A separate living room, shower room/utility and study/fourth bedroom to ground floor gives the versatility for an annexe. To the first floor there are 3 bedrooms and modern bathroom offering bath and separate double shower. The front of the property offers a lawned area with shrubs and trees, to the side a stone garage with power, light and parking whilst at the rear is a patio surrounded by fencing and stone wall.

Accommodation

Please see the floorplan for room measurements and the property layout.

Ground Floor

Entrance

Pathway from the off street parking to a double glazed front door with canopy porch over.

Entrance Hallway

Feature flagstone floor. doors to a reception room, bedroom four / study and shower room / utility. Stairs rising to first floor with under stairs storage, radiators, double glazed French doors leading to decked area and steps to the front of the property. Archway leading to dining room.

Dining Room

A wonderful room which is the hub of the house with feature flag stone floor, fireplace set in an exposed stone wall with fitted log burner that can be seen in both the dining room and the sitting room. Two double glazed windows to the front aspect having recess window seats, radiator, open plan to the kitchen with archway to the sitting room.

Sitting Room

Double glazed windows to the front, side and rear aspect. Feature wood burner, flag stone floor. Exposed stone chimney breast and radiator.

Kitchen

Double glazed windows to the side and rear overlooking the surrounding countryside towards the Severn Bridge and a stable door again to rear garden. Fitted with a range of quality cupboards and drawers, a Belfast sink and wooden work surfaces over, integrated appliances including a range cooker and a dish washer. Feature flag stone floor and inset spot lighting.

Reception Room 2

A generously sized additional reception room with

double glazed window to the side and Velux windows, wood flooring, radiator. Vaulted ceiling with feature exposed wall and ceiling beams.

Bedroom Four / Study

A good sized double bedroom or home office with double glazed to the front, radiator and exposed corner ceiling beams.

Shower Room / Utility

Quality fitted suite comprising shower cubicle, wash basin and WC, tiled floor and surrounds, utility cupboard with space for washing machine, exposed ceiling beams, Velux window.

First Floor

Landing

Double glazed window to front, radiator, vaulted ceiling with exposed beams, doors to all rooms, Velux window.

Bedroom One

A superb main bedroom with double glazed window to front and side aspects, window seat, Velux window, exposed beams to walls and vaulted ceiling, radiator.

Bedroom Two

Double glazed window to rear aspect with views, additional Velux window. radiator, over stairs plinth with wooden top for display use, exposed beamed ceiling.

Bedroom Three

Double glazed window to front aspect, exposed ceiling beams. radiator.

Bathroom

A wonderfully fitted spacious bathroom with a quality white suite comprising bath and separate oversized shower, wash basin and WC, double glazed window to the side aspect, radiator.

Outside

Gardens

The house is set at the centre of attractive gardens the front being mainly laid to lawn with variety of plants, shrubs and trees. Stone built shed with double wooden doors.

Garage / Driveway Parking

With a good sized gravelled driveway providing parking for four cars and access to a detached garage with power and built of stone with render and finished with a tiled roof.



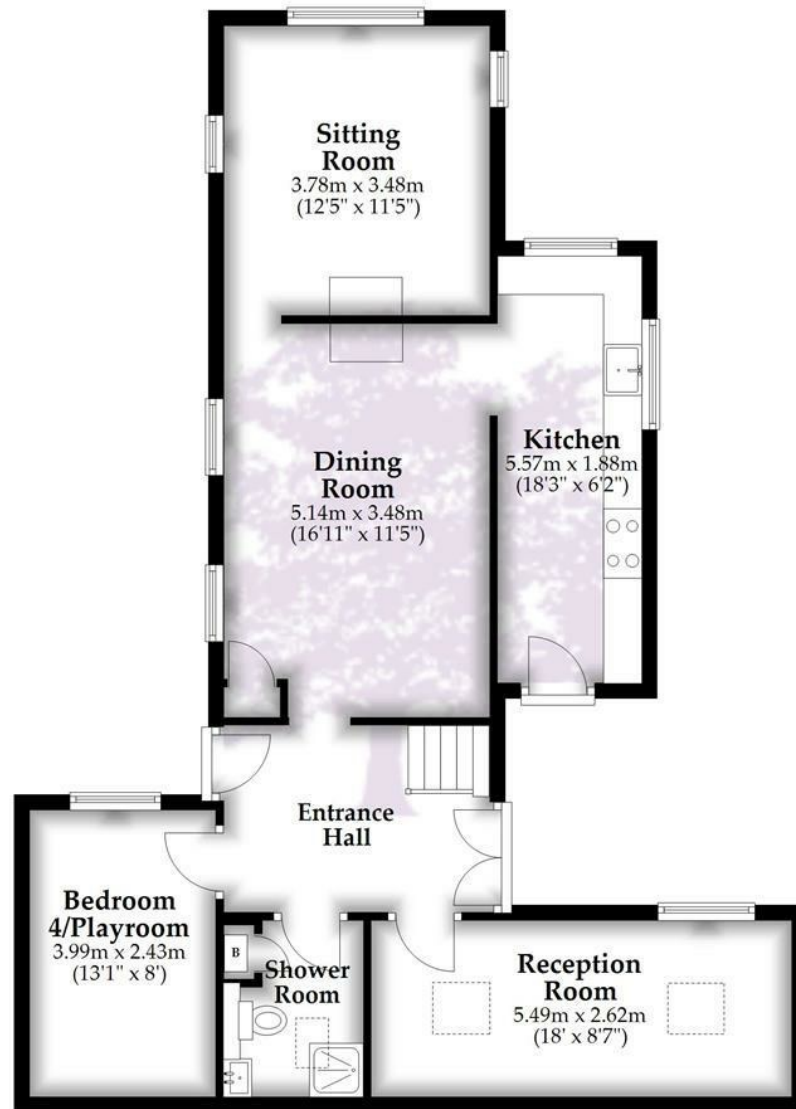




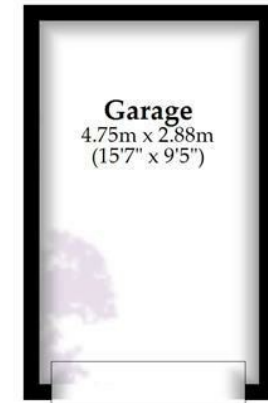
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Ground Floor



First Floor



Total area: approx. 144.4 sq. metres (1554.4 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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