

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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333 Bath Road, Saltford, Bristol, BS31 3TJ



Guide Price £1,175,000

The property 'Glenavon House' is a substantial residence with a separate dwelling within its 3/4 acre plot backing onto open fields. The property is tucked away and affords the most wonderful views towards the hills. The main house has been renovated to a contemporary finish that is simply beautiful. The adjoining two bedroom bungalow of recent conversion has its own garden and can be accessed individually. The main gardens include a heated swimming pool, outside kitchen and landscaped gardens.

- Tucked away from the road
- Separate annex
- Stunning views of fields and hills to rear
- Heated swimming pool
- Lovely family kitchen
- Modern rear reception with lovely views
- Luxury master bedroom with ensuite and stunning views
- Bristol and Bath easily accessible
- Local train station just over two miles away



333 Bath Road, Saltford, Bristol, BS31 3TJ

Nestled in the charming area of Saltford, this exquisite house on Bath Road offers a perfect blend of comfort and elegance. Set back from the road, the property is accessed via a picturesque tree-lined driveway, providing a sense of privacy and tranquillity.

With five generously sized bedrooms, this home is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertainment, ensuring that there is a perfect spot for every occasion. The heart of the home is the lovely open-plan family kitchen, which is designed for both functionality and style, making it a delightful space for cooking and gathering with loved ones.

The property boasts two well-appointed bathrooms, catering to the needs of a busy household. Additionally, a separate annex offers versatile living options, whether for guests, a home office, or even a studio.

Outside, the delightful spacious garden is a true highlight, featuring a refreshing swimming pool that invites you to enjoy sunny days and warm evenings. The garden also provides wonderful views of the surrounding fields and the picturesque Roundhill, creating a serene backdrop for outdoor activities and relaxation.

For those with multiple vehicles, the property offers parking for up to eight cars, ensuring convenience for residents and guests alike. This remarkable home combines modern living with the beauty of nature, making it a perfect retreat in Saltford. Don't miss the opportunity to make this stunning property your own.

ENTRANCE HALL 1.22m.6.40m x 0.91m.27.43m (4.21 x 3.90)

Entry via a wooden front door with double glazed windows each side. Laminate wood effect flooring. Understairs cupboard with electric consumer unit. Vertical radiator and underfloor heating. Staircase with balustrade leads to the first floor.

FRONT RECEPTION ROOM 4.31 x 4.00 (14'1" x 13'1")

Large double glazed window which is the full width of the room that lets light flood in. Wood effect flooring. Fireplace with black stone hearth and a mantle above. Radiator.

REAR RECEPTION ROOM 8.02 x 4.13 (26'3" x 13'6")

Extensive sliding double glazed doors with double glazed windows each side offer stunning views over the gardens and to the hills beyond. Underfloor heating with gloss white tiles give a modern contemporary feel to the room.

KITCHEN / DINER / FAMILY ROOM 10.93 max x 5.63 max l shaped room (35'10" max x 18'5" max l shaped room)

Double glazed windows with front aspect. Two sky lights. Rear dual aspect windows with great views over the garden and hills beyond. Double glazed sliding doors to the garden. Laminate flooring. Wood burner offers heat and a focal point to the family part of the room.

KITCHEN AREA

Range of cream base units with a mixture of cupboards and drawers with matching wall units. Wood block worktops. Part tiled walls and a glass splashback behind the cooker. Built-in washing machine and dishwasher. Space for an American style fridge freezer and wine fridge. Extensive centre island with marble style worktops with storage units below and a breakfast bar. A walk-in pantry with shelves gives a practical traditional feel. Double glazed door offers side access.

CLOAKROOM 1.08 x 1.43 (3'6" x 4'8")

Traditional latch style wooden door. Double glazed frosted window. High level traditional toilet. Wall basin. Traditional style radiator. Tiled feature wall, laminate flooring and ceiling spotlights.

LANDING

Double glazed window with front aspect. Store cupboard. Ceiling spotlights.

BEDROOM 1 5.59 narrows to 4.95 x 3.51 (18'4" narrows to 16'2" x 11'6")

Double glazed full height windows with rear aspect overlook the garden and the hills in the distance. Open plan to

ENSUITE AREA 2.30 narrows to 1.65 x 3.27 (7'6" narrows to 5'4" x 10'8")

Two double glazed frosted windows. Roll top bath with mixer tap and hand shower attachment. Heated towel rail. Pedestal basin and toilet. Walk-in rain shower with controls on entry. Tiled walls and floor.

BEDROOM 4.18 x 2.99 (13'8" x 9'9")

Double glazed window with rear aspect views. Radiator. Laminate flooring.

BEDROOM 3.99 x 3.35 (13'1" x 10'11")

Double glazed windows with front aspect. Radiator. Laminate flooring.

BEDROOM 4.19 x 2.48 (13'8" x 8'1")

Double glazed window with rear aspect. Radiator.

BEDROOM 4.18 x 2.33 (13'8" x 7'7")

Double glazed window. Radiator.

BATHROOM 3.32 x 1.79 (10'10" x 5'10")

Double glazed frosted window. Ceiling spotlights. Tiled walls. Heated towel rail. Panel bath with a separate shower. Pedestal basin and a toilet.

OUTSIDE FRONT

A tree lined driveway leads to a parking area for multiple cars. Lawned area and pond.

OUTSIDE REAR GARDEN

A truly fantastic entertainment garden with open views to enjoy of fields and hills beyond. There is a heated swimming pool with decked and artificial grass surrounding the pool with stone chipped areas beyond this. Space supplied for a hot tub. A covered area provides space for an outside kitchen. A further extensive area is laid to lawn.

ANNEX

The original garage has been converted into a separate spacious two double bedroom annex with a complete kitchen and bathroom. The living space has excellent views and French doors lead out to an enclosed garden.

TENURE

Freehold.

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the house is F. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local Authority. Bath and North East Somerset

Services. All services connected

Broadband. Ultrafast 1000mps Source Ofcom

Mobile phone signal. EE O2 Three Vodafone. All likely. Source Ofcom

