

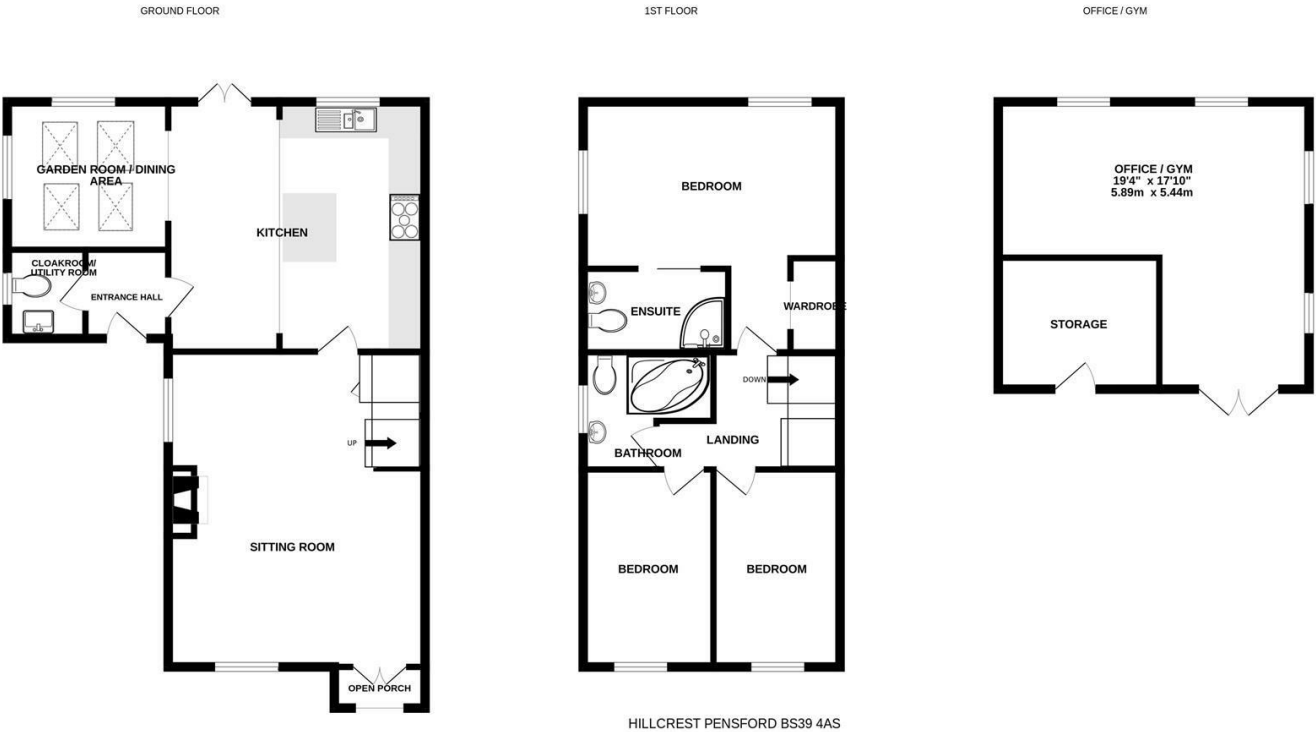
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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118 Hillcrest, Pensford, Bristol, BS39 4AS



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£600,000

A truly charming three bedroom home in a delightful location offering elevated views. The property is very efficient with air source heat pump and solar panels giving an energy performance rating of B. The property also benefits from ample parking, a separate office / gym and pretty gardens.

- Delightful location with great views
- Very energy efficient with a EPC rating of B
- Air source heat pump and solar panels
- Packed full of charm and character
- Stunning open plan kitchen with centre island with a separate dining area
- Ensuite shower room
- Generous size sitting room with a log burner
- Separate office / gym
- Ample parking
- Delightful gardens

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118 Hillcrest, Pensford, Bristol, BS39 4AS

Nestled in the charming village of Pensford, Bristol, this delightful character home offers a perfect blend of traditional charm and modern efficiency. With three well-proportioned bedrooms the master benefiting from an ensuite There is a spacious reception room on the ground floor which again has plenty of charm including a wood burner. This house is ideal for families or those seeking a comfortable living space.

The property boasts a bright and airy atmosphere, enhanced by large windows that invite natural light and showcase the stunning views of the surrounding countryside. The thoughtful design ensures that every corner of the home feels welcoming and warm.

One of the standout features of this residence is its impressive energy efficiency. Equipped with solar panels and an air source heat pump, the home proudly holds an EPC rating of B, making it not only environmentally friendly but also cost-effective in terms of energy bills.

There is a delightful open plan kitchen with a centre island and the perfect blend of character and the modern conveniences you would hope for. This is open to a dining area which is bathed in light and offers outstanding views.

For those who work from home or enjoy fitness, the separate office or gym space provides the perfect solution, allowing for a dedicated area to focus or exercise without distractions.

In fuller detail the accommodation comprises (all measurements are approximate):

Ample parking is available, ensuring convenience for residents and guests alike. This property truly encapsulates the essence of comfortable living in a picturesque setting, making it a must-see for anyone looking to settle in this lovely area.

ENTRANCE HALL 1.71 x 1.57 (5'7" x 5'1")

Entry via composite door with a double glazed window to the side. Tiled floor and a radiator.

CLOAKROOM / UTILITY ROOM 1.72 1.37 (5'7" 4'5")

Double glazed frosted window with side aspect. Belfast style sink with a mixer tap. Toilet. Ceiling spot lights. Plumbing for a washing machine. Tiled floor. Radiator.

KITCHEN AREA 4.70 x 4.87 (15'5" x 15'11")

Double glazed French doors lead out to the garden and double glazed windows offer lovely views. A range of mainly cream base units with some further wood units and wood centre island offers further storage below gives a perfect mix for this character yet practical kitchen. The main base unit have wood worktops and the island has a granite style finish ideal for any cook. A white one and half sink with a mixer tap and a window above offers a view out to the garden and beyond. Space is provided for a range style cooker which has a tiled back splash and extractor hood above. There is a built in slimline dishwasher as well as separate built in fridge and freezer. The tiled floor matches and flows in from the entrance hallway.

DINING AREA 3.05 x 2.80 (10'0" x 9'2")

A wonderful light bright area which is open to the kitchen and has double aspect windows as well as four sky lights in the vaulted ceiling making this a wonderful place to dine or socialise. Radiator and lovely wooden floors.

SITTING ROOM 5.96 x 4.87 (19'6" x 15'11")

Double glazed windows to front and side aspect. Double glazed doors open to a porch and gives access to the front of the property. Although a spacious room it has a cosy feel with a wood burner set in the chimney breast with a brick surround, wood mantle and dark tile hearth. The traditional feel continues with picture rails and built in open shelves. A staircase leads tot he first floor with a cupboard underneath.

FIRST FLOOR

LANDING

Wooden floors. Loft access and ceiling spot lights. The loft is part boarded.

MAIN BEDROOM 3.16 ext 4.74 x 4.87 (10'4" ext 15'6" x 15'11")

Entry via a traditional latch door. As you walk into the room there is a open area with hanging rails making a walk-in wardrobes to your right and you then arrive to a spacious bedroom with double glazed window offering a dual aspect and outstanding views to the distance. Two radiators. A sliding wood door leads to

ENSUITE 2.61 x 1.47 (8'6" x 4'9")

Double glazed frosted window. Corner shower with a sliding glass door. Vanity basin and enclosed coupled toilet. Heated towel rail. Subway style tiled walls in the shower and splashback behind the toilet and sink with a tiled floor. Ceiling spot lights.

BEDROOM 3.63 x 2.27 (11'10" x 7'5")

Entry via a wood latch door. Double glazed window with a front aspect. Radiator.

BEDROOM 3.62 x 2.43 (11'10" x 7'11")

Entry via a wood latch door. Double glazed window with a front aspect. Radiator. Ceiling spot lights.

BATHROOM l shaped 2.29 x 2.22 (l shaped 7'6" x 7'3")

Entry via a frosted glass panel door. Double glazed window to the side. Corner bath with an inset shelf above. Heated towel rail. Sink with a mixer tap. Toilet. Part tiled walls and splashbacks. Ceiling spot lights.

OUTSIDE

OFFICE / GYM 5.90 max x 5.69 max (19'4" max x 18'8" max)

Double glazed windows to side and rear with outstanding views. Power points, ceiling spot lights. A wonderful extra space offering flexibility on how you wish to use it. Part of the building offers a substantial storage space.

FRONT AND SIDE

A delightful pretty front garden laid to lawn and with pretty flowerbeds. To the side is stoned chipped area which facilitates ample parking for vehicles. A gate to the side of the property gives access to the rear garden. Located to the side of the property is an EV charging point.

REAR GARDEN

Directly from the back of the kitchen is a raised decked area ideal for alfresco dining or just to sit and relax and enjoy the views on offer to the distance. The garden behind the office is accessed via a wooden gate to the side and steps lead down to a grass area and a wildlife garden.

TENURE

Freehold

COUNCIL TAX BAND

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is D. 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. Electricity. Main water and drainage Broadband. Ultrafast 1000 mps Source Ofcom mobile phone. EE, O2 Three, Vodaphone, all likely. Source Ofcom Property is within a coal mining reporting area

