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Herschel, 37 Norman Road, Salford, Bristol, BS31 3BH

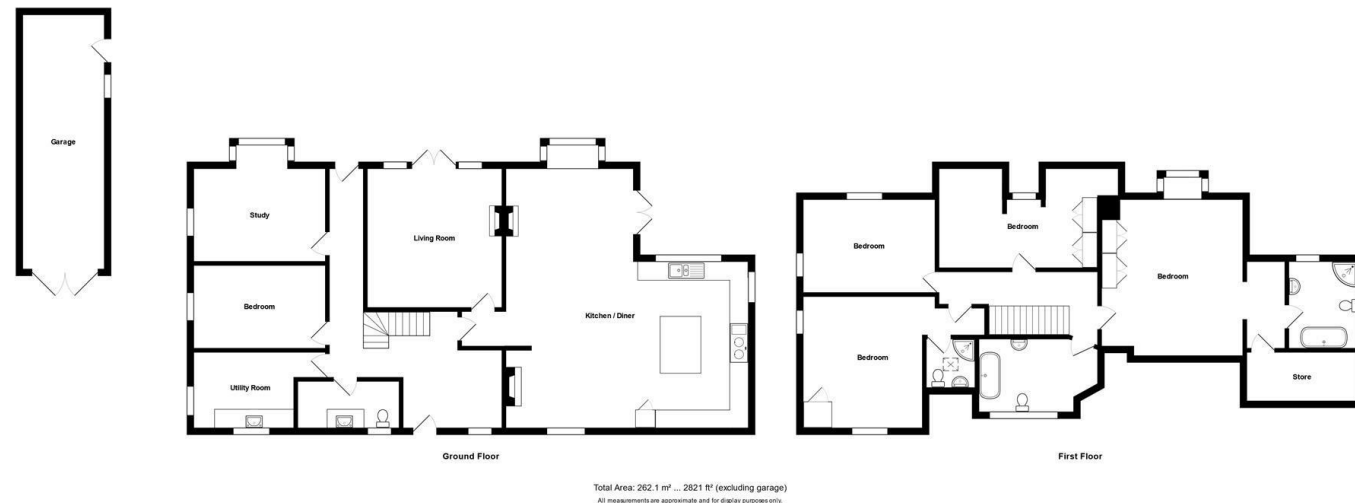


Price Guide £995,000

A superb detached former farmhouse offering extensive versatile living accommodation set on a level plot with a large south facing rear garden.

- Circa 2800 sq ft of accommodation across two floors. Beautifully presented, versatile and ideal for family life.
- Entrance hall & cloakroom with WC
- Fabulous open plan kitchen, living & dining space
- Utility room
- Living room & separate study
- 5 Double bedrooms (1 on the ground floor)
- Main bedroom with en suite bathroom & dressing area & en suite shower room to 2nd bedroom
- Family bathroom
- Sweeping in-out driveway to front with detached double length garage
- Circa 100ft deep south facing level rear garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		62	
(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		



Herschel, 37 Norman Road, Saltford, Bristol, BS31 3BH

An appealing stone built detached house believed to have originally served as a farmhouse. The accommodation offers much character including lofty ceiling heights, panelled internal doors, deep skirting boards etc. These features fuse seamlessly with modern convenience including a beautiful Neptune kitchen with Aga which is part of an open plan sociable space with a dining area and living room. The house has a high degree of versatility with two further reception rooms on the ground floor as well as a bedroom, a separate utility room and a cloakroom with wc. The first floor has four double bedrooms, the main bedroom has a dressing area and en suite bathroom and the second bedroom features an en suite shower room. The other bedrooms are served by a good size family bathroom.

The arrangement of the accommodation on the ground floor allows potential to create an integral annexe if required.

On the outside, the property has a wide frontage to Norman Road and is set on a plot extending to 0.29 acres with a sweeping in-out gravelled driveway to the front which continues to the side of the property where it forms the approach to the detached double length garage. The rear garden is a superb feature of the property approximately 30m deep and 24m wide with an enviable southerly facing aspect.

Saltford is an excellent strategic location between the cities of Bristol and Bath offering a range of village amenities and an excellent 'outstanding' rated local primary school. Both cities are within easy reach by road or public transport. There is also access to the Bristol and Bath cycle path and an excellent golf course is close by. Norman Road connects to the High Street which is a picturesque location with mainly period properties leading down to the River Avon and Bristol-Bath cycle path.

In all this is a rare opportunity to acquire a period home in a delightful convenient setting and an early viewing is highly recommended.

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

GROUND FLOOR

Tiled open entrance canopy with composite double glazed front door and multi pane double glazed window to the

ENTRANCE HALL

An impressive introduction to the property, this is an 'L' shaped hallway with a double glazed door leading to the rear garden and an oak staircase rising to the first floor. Double glazed window to the front, two conventional radiators, a designer radiator and ceiling mounted downlighters.

CLOAK/WC 3.39m x 1.35m (11'1" x 4'5")
Double glazed window to the front aspect, radiator, suite comprising wc and wash basin with mixer tap and cupboard beneath. Picture rail.

LARGE OPEN PLAN KITCHEN, LIVING & FAMILY ROOM 8.39m reducing to 4.64m x 8.06m (27'6" reducing to 15'2" x 26'5")

A superb space with triple aspect double glazed windows to the front, side and rear aspects and double glazed french doors opening onto the rear garden. This is very much the social hub of the property which also features an oak floor. The living area has a brick chimney breast with wood burning stove and slate hearth while the dining area has a similar brick chimney breast with alcove shelving. Two vertical radiators, shelved cupboard with Worcester gas fired boiler. The kitchen area is furnished with an excellent bespoke range of shaker style floor units in cream by Neptune. The units have contrasting light granite work surfaces and up-stands. Double Belfast sink with mixer tap, corner storage cupboards, Neff integrated dishwasher, pull out bin/recycling cupboard, trays and chopping boards. Pantry cupboard with spice racks and drawer storage, vertical wine rack, space for American style fridge/freezer. Pistachio coloured 5 oven electric Aga with warming plate. Feature island unit with drawer storage, oak work surface and breakfast bar overhang. Ceiling mounted downlighters.

LIVING ROOM 4.54m x 4.42m (14'10" x 14'6")

Double glazed french doors leading to the rear garden with matching side and top panels, period style fireplace with classical fire surround and slate hearth. Picture rail, radiator.

STUDY 4.35m x 4.0m into bay (14'3" x 13'1" into bay)

Sash bay window to rear aspect, double glazed sash window to side aspect, radiator, picture rail. This room is equally suitable as a bedroom if required.

BEDROOM 4.35m x 2.72m (14'3" x 8'11")

Double glazed sash window to the side aspect, radiator, picture rail.

UTILITY ROOM 3.27m x 2.46m plus door recess (10'8" x 8'0" plus door recess)
Double glazed sash windows to the front and side aspects. Radiator, exposed wood floor, Belfast sink with mixer tap and built in open storage shelves with granite work surface above. Plumbing for washing machine.

FIRST FLOOR

LANDING

Access to roof space, radiator.

MAIN BEDROOM SUITE COMPRISING

BEDROOM 5.0m x 4.78m (16'4" x 15'8")

Double glazed window to the rear aspect overlooking the garden, exposed beams.

DRESSING AREA

Double glazed window to the rear aspect, radiator, deep built in eaves cupboard.

BATHROOM 2.91m x 2.20m (9'6" x 7'2")

Double glazed window to the rear aspect, fully tiled walls. White suite with chrome finished fittings comprising wc, pedestal wash basin, corner shower enclosure with electric independent shower and free standing rolled top bath with claw feet and mixer tap incorporating shower attachment.

BEDROOM 6.0m x 2.97m plus eaves recess (19'8" x 9'8" plus eaves recess)

Double glazed window to the side aspect, radiator, part sloping roof line with built in loft cupboard, exposed beam. Recess with hanging rail.

EN SUITE SHOWER ROOM (included in measurements)

Double glazed velux window to the front aspect. White suite with chrome fittings comprising wc, pedestal wash basin and corner shower enclosure with rain head and hand held shower fitment to thermostatic shower. Extensively tiled surrounds, radiator.

BEDROOM 4.20m x 3.0m (13'9" x 9'10")

Double glazed dormer window to the rear aspect, exposed beams, double glazed window to the side aspect, sloping roof line.

BEDROOM 4.68m x 2.66m (15'4" x 8'8")

Double glazed window to rear aspect with sloping roof line, built in wardrobe with drawer storage (excluded from measurements). Deep eaves storage area, radiator.

FAMILY BATHROOM 3.45m x 2.31m (11'3" x 7'6")

Double glazed window to the front aspect, exposed wood floor, shelved recess with built in cupboard, heated towel rail, radiator. White suite comprising wc, pedestal wash basin with mixer tap, spa bath with mixer tap incorporating shower attachment.

OUTSIDE

FRONT

The property is set back from Norman Road by a stone walled boundary featuring a sweeping in-out gravelled driveway, parking and turning area. EV charging point. There are gated access points to both sides of the property while to the eastern side is a gravelled driveway which provides the approach to the

DETACHED DOUBLE LENGTH GARAGE overall measurements 11.3m x 2.62m (overall measurements 37'0" x 8'7")

The garage has double entrance doors, personal door, window and power and light are connected. Part of the rear of the garage (included in measurements) is divided to provide a garden store/workshop with a separate personal door and window.

LARGE LEVEL REAR GARDEN 30m deep x 24m wide (98'5" deep x 78'8" wide)

This is a lovely feature of the property, large level southerly facing garden with patio terraces immediately to the rear of the property providing an area for outdoor entertaining just beyond the kitchen patio door. The garden is laid predominantly to lawn with mature trees and shrubs.

TENURE

Freehold.

COUNCIL TAX

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

