



**12 HIGH STREET  
SALTFORD  
BRISTOL  
BS31 3ED  
OFFERS OVER £529,000**



**GREGORYS**  
ESTATE AGENTS

**SITUATED IN AN IDYLIC POSITION WITHIN THE SOUGHT-AFTER SALTFORD VILLAGE, SITS THIS CHARACTERFUL 19TH CENTURY COTTAGE, COMPLETE WITH DRIVEWAY PARKING, GARAGE & SECRET GARDEN.**

Offered to the market for the first time in over 15 years, Prospect Cottage benefits from heaps of character, including exposed stone walls, rustic wooden beams & feature fireplaces. Not only this, a secret cottage garden can be found only a short stroll away from the property, home to 'The Chalet' which is a hidden gem, lending itself to garden entertaining, office use or occasional stays. 'The Chalet' is a sizeable garden cabin and offers a fully functioning kitchen & shower room, allowing many a summer day to be spent in this blissful space.

Prospect Cottage offers a three floor arrangement, benefiting from comfortable room proportions and a homely feel throughout. The property welcomes with an entrance lobby, leading through to a rustic cottage kitchen, whilst to the front aspect sits an endearing lounge, styled with impressive stone décor & feature fireplace. A three piece bathroom completes the ground floor offering. The upper levels comprises two comfortable double bedrooms, the primary bedroom also benefiting from an open concept shower room. In addition to the two bedrooms, a third room occupies the first floor, a versatile space lending itself to several uses, however currently used as a craft room.

Tucked away from the cottage, a private rear garden can be found, basking in the sunshine & enjoying a south facing aspect. Not only this, the secret garden offers complete privacy to the rear, a secluded space laid to lawn, presented with a selection of mature shrubs & plants in feature stone raised beds. Positioned in the rear garden sits 'The Chalet', a restful garden lodge, perfect for hosting & entertaining all year round, or as a private office away from any distractions. The property also benefits from ample off street parking in the form of a driveway & single garage, a rarity for the area and a much welcomed practical aspect. Completing the external offering is a welcoming rear courtyard, giving access to a generous sized store and creating an inviting first impression.

Prospect Cottage can be found on Saltford High Street, positioned in the heart of the 'Old Village', only a short stroll away from peaceful riverside walks, and enjoying a backdrop of charming stone cottages & picturesque landscapes. Saltford is perfectly placed between the neighbouring cities of Bath & Bristol, ideal for those wanting a blend of village community & city convenience. Bath to Bristol cycle path is on the doorstep, as well as the village's highly regarded Outstanding primary school which is within walking distance. A wonderful place to live, with a thriving community at the heart of the village.

Quite the charmer, Prospect Cottage simply has to be viewed.

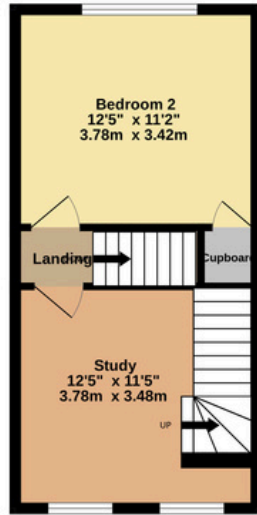




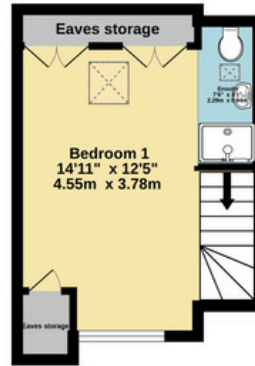
Ground Floor  
462 sq.ft. (42.9 sq.m.) approx.



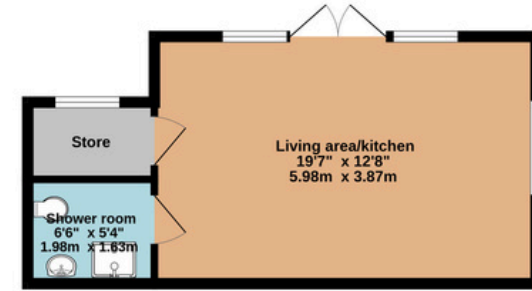
1st Floor  
315 sq.ft. (29.2 sq.m.) approx.



2nd Floor  
205 sq.ft. (19.0 sq.m.) approx.



The Chaler  
309 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (120.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy performance certificate (EPC)

12 High Street Salford BR51 3DL BR51 3ED	Energy rating <b>D</b>	Valid until 23 September 2033
Property type End-terrace house	Certificate number: 9681 2030 7201 0097 2200	
Total floor area 82 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

[https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards/meps-overview](#)

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60



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