



ORCHARD HOUSE
HIGH STREET
SALTFORD
BS31 3EJ
£995,000

Set within this peaceful, tranquil position, surrounded and overlooking a beautiful landscape of open countryside sits proudly this impressive, detached family home. Having been in loving ownership since 1990, the property is now available to purchase and with no onward chain.

A simple gated driveway greets from the road, the most understated entrance to this grand home, tucked away from view in this private setting. From the gated entrance a sweeping driveway provides off street parking for a number of vehicles and leads to the property. Further parking or valuable secure storage storage is offered by way of the integral double garage, with vehicle access from the driveway and personal access from inside the property.

The dwelling is positioned to the northerly section of the plot, perfectly positioned to maximise the views, not only of the mature, extensive grounds, but of the lush green surroundings further afield. The gardens, private in nature enjoy a sunny southerly aspect, making this the perfect retreat for any buyer to enjoy.

Internally, 230 square meters of accommodation can be found over two floors, with generously sized rooms bathed in natural light. The perfect balance of first floor sleeping quarters to ground floor living accommodation will not be lost with family buyers, particularly those upsizing from a smaller home.

Once you step inside the entrance hallway, you instantly appreciate the spacious nature, with a vaulted aspect and a gallery landing above. Double doors lead through to the largest of the living rooms, spanning the entire depth of the property with dual aspect windows to both the front and rear aspects. A separate dining room, perfect for any official gatherings provides the formal dining experience in addition to the more casual breakfast area within kitchen. The third reception room is in the form of a conservatory, accessed via the lounge, dining room and kitchen and is positioned overlooking the rear garden.





The kitchen is truly a family room in every sense. A room that consist of the large fitted kitchen, an informal breakfast area and a further seating area. All of which sits proudly overlooking the gardens and centered around a stone fireplace. The kitchen itself comprises modern wall and base units with a large expanse of work surfaces and a selection of integrated appliances. A utility room, a must have for any family provides further storage via fitted units and a storage cupboard. Whilst access to the garage can be found via the utility and rear lobby.

From the hallway, the staircase leads to the most impressive of gallery landings. All six bedrooms are of a usable size with five double bedrooms and the sixth a comfortable single or as the current owners have most recently utilised the room as a home office. Both the principle bedroom and the guest bedroom benefit en-suite facilities, with the main en-suite of a size to comprise a four piece bathroom suite. The five double bedrooms also benefit fitted storage cupboards and wardrobes. Completing the first floor is the main family bathroom, again a four piece bathroom suite complete with separate bath and shower enclosure.

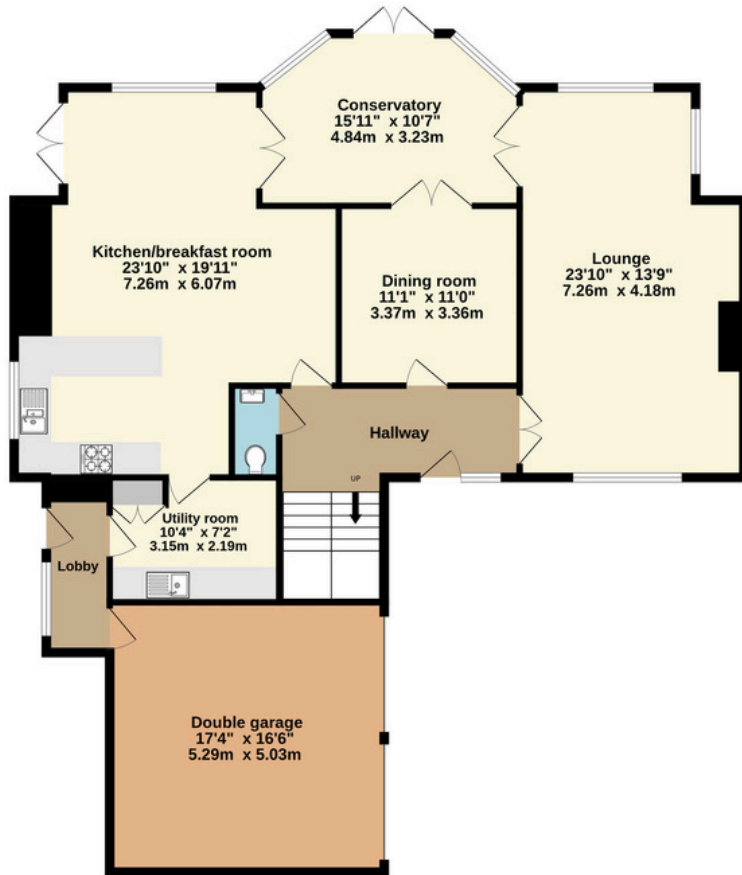
Orchard House is nestled in the historic and picturesque part of Saltford. Beautiful countryside walks either locally to many of the family friendly public houses or further afield along the river Avon. For those a little more adventurous a stunning countryside walk to Kelston Roundhill is a must, complete of course with a refreshment stop at 'The Cheese Shop'. For commuters Saltford sits conveniently between both Bath & Bristol, with a short drive to either. However the designated cycle path with direct access only two minutes ride away provides the perfect commute to either city.

The purchase of Orchard House is the most wonderful of opportunities for any family looking for something a little special in the perfect location within the village. On offer with the peace of mind with no onward chain,





Ground Floor
1486 sq.ft. (138.0 sq.m.) approx.



1st Floor
1147 sq.ft. (106.6 sq.m.) approx.



TOTAL FLOOR AREA : 2633 sq.ft. (244.6 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.
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Energy performance certificate (EPC)

Orchard House High Street Salford BRISTOL BS31 3EJ	Energy rating C	Valid until: 8 April 2035 Certificate number: 0220-0045-0055-3103-1583
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Property type: Detached house
Total floor area: 210 square metres

Rules on letting this property

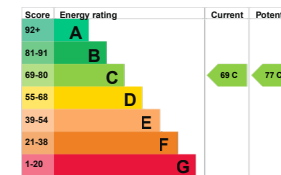
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

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



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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