



- Character cottage set on the banks of the River Avon
- Lounge/diner with log burner and stone wallls
- Refitted kitchen
- Utility and downstairs WC
- Three bedrooms
- Fabulous garden
- Parking

21 Riverside Cottages, Hanham, Bristol, BS15 3NL
£425,000 Freehold

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Lounge/Diner 22'1" x 12'4" (6.75m x 3.77m)
Kitchen 15'0" x 8'6" (4.58m x 2.61m)
Utility Room 5'8" x 5'1" (1.74m x 1.56m)
Cloakroom 5'6" x 2'8" (1.69m x 0.83m)
Landing
Hallway
Bedroom 13'1" x 11'10" (4.01m x 3.61m)
Bedroom 8'4" x 6'10" (2.55m x 2.10m)
Bedroom 13'3" x 8'7" (4.06m x 2.63m)
Bathroom 8'7" x 6'3" (2.64m x 1.92m)



PROPERTY TYPE House - End Terrace

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING

COUNCIL TAX BAND C



Beautifully presented, character cottage set on the banks of the River Avon, living/dining area, modern re-fitted kitchen, utility and downstairs w.c, with covered canopy overlooking rear garden.

At the first floor are three bedrooms and a family bathroom.

With bags of character throughout, including exposed stone walls, and log burner in living room, barn door offering lovely views over the river, a fabulous private cottage style garden, with off street parking, and ample storage and workshop.

The property has a propane gas tank and an underground septic tank.

the location

Approached via a lane from Castle Farm Road, leading down to the edge of the River Avon, this beautiful character cottage is set in an idyllic location, where you genuinely feel you are in the country, yet you are just under 5 miles from Bristol city centre. There is local shopping and schools in Hanham, and the more comprehensive facilities of the retail park at Longwell Green, are but a short drive away. Bristol 4.5 miles Bath 8.9 miles

what the owners will miss

"We will miss – the nature and wild life you see, deers on the grass outside the cottage in the early mornings, Jays, Falcons, wood peckers, kingfishers etc, The greenery as moving to Spain. The character and setting of the house, talking to people who walk past, the boats on the river etc"

just a thought...

If you have always fancied living in the country, but didn't want to feel disconnected, this could be the home for you! Set on the towpath, between Hencliffe Woods and leading onto Conham river park, this country home, is on the edge of the city. With fabulous walks, and wildlife fully surrounding you, this cottage is a rare gem not to be missed!