



Pinfarthings, Church Road, Redhill, Bristol, BS40 5SG

Pinfarthings, Church Road, Redhill, Bristol, BS40 5SG

- Semi-detached Home Circa 1387 sq. Ft
- Large Lounge with Wood Burner and French Doors
- Downstairs Shower Room and Separate Utility Room
- Lovely Kitchen with Stunning Views
- Bi-Folds leading to Decked Balcony
- Two Double Bedrooms and Substantial Single Bedroom
- Modern Family Bathroom
- Rear garden with Lawn, Patio and Mature Planting
- Garage and Parking for Several Cars
- Gorgeous Views Towards the Mendips

Wow ... What a View!!

This beautifully presented semi-detached house is deceiving in size from the curb.

Enter through the front door to the bright hallway there is a useful shower room to your right and to your left a striking full-length lounge, including cosy wood burner, oak flooring plus French doors opening to the stunning view of The Mendip Hills and leading out to a spacious raised decked area.

The utility leads off the reception room which guides you to the delightful kitchen and more of the magnificent view. The shaker style kitchen has plenty of room for dining and entertaining with the large bi-fold doors opening out on to the decked balcony ideal for alfresco eating.

Upstairs the considerable landing has windows offering more views of the scenery beyond. There is a modern bathroom and two double bedrooms, one features a substantial window to take in even more of the view, and a very generous single room.

The back garden has a lawned area, patio and decking along with mature planting. To the front there is a single garage and driveway with parking for multiple cars.

Redhill is a highly sought after village situated in an elevated position in the beautiful North Somerset countryside. Local facilities include a pub, church, village hall and social club. There is also a recreational field with a children's play area. In the nearby village of Wrington, there is a great restaurant, pubs, shops, doctor, dentist, chemist and a vet as well as a well-supported primary school with secondary schooling is available at nearby Churchill Academy and Sixth Form Centre both of which have recently been awarded 'Outstanding' by Ofsted. Churchill Academy benefits from a modern sports complex available to the general public. Children in the village of Redhill are currently provided with transport daily to and from Wrington Primary School with further schooling in Bristol, Wraxall and Chew Magna.







ROOM DIMENSIONS

Ground Floor

LOUNGE 28'5" x 11'8"

SHOWER ROOM 2'11" x 7'2"

HALLWAY 6'7" x 18'8"

RECEPTION ROOM 9'0" x 8'9"

KITCHEN/DINER 16'10" x 12'8"

UTILITY ROOM 9'4" x 5'3"

First Floor

LANDING 6'9" x 11'3"

BATHROOM 6'8" x 6'5"

BEDROOM 1 13'8" x 11'5"

BEDROOM 2 11'8" x 11'6"

BEDROOM 3 9'11" x 8'4"

GARAGE 8'6" X 16'9"



TOTAL FLOOR AREA: 1387 sq. ft. (128.9 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.

Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Joanna Tiley Estate Agents

Unit 1c Fairseat, Stoke Hill, Chew Stoke, BS40 8XF

T: 01275 33 33 11 E: info@joannatiley.com W: www.joannatiley.com