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High Street, Pensford, Bristol, BS39 4BH

Guide Price £375,000

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# High Street, Pensford, Bristol, BS39 4BH

## Quote Reference NF0064 To View

Situated on the historic High Street of Pensford, this character cottage is a true gem dating back to 1810. Its charming stone exterior is adorned with period features like an ingle nook fireplace, wooden latch handle doors, and exposed beams that exude a sense of timeless elegance. Step inside to find a cosy living room with a stone fireplace and log burner, leading to a kitchen/dining room overlooking the rear garden. The first floor boasts a spacious bathroom and two bedrooms with picturesque views. Ascend to the attic room, ideal for a third bedroom or study. Outside, a 100-meter-long garden with two sheds stretches towards open fields, providing a peaceful retreat. This quaint property offers modern amenities like oil central heating and double glazing, presenting a perfect blend of old-world charm and contemporary comfort.







## Entrance Porch

1.65m x 1.34m (5'4" x 4'4")

Obscure double glazed door to the side aspect and single glazed window to the front aspect with tiled flooring.

## Living Room

4.64m x 4.25m (15'2" x 13'11")

Double glazed window to the front aspect, wooden beamed ceiling, stairs to the first floor with understairs cupboard, inglenook fireplace with an inset multi fuel burner and wooden beam over, radiator, fitted double cupboard housing the fuse box and heating controls, television aerial and a solid pine floor.

## Kitchen/Dining Room

4.57m x 2.4m (14'11" x 7'10")

Two double glazed windows and wooden stable door to the rear aspect, radiator, wall and base units with laminate work surfaces, tiled splash backs, inset sink/drain unit with mixer tap, cooker with ceramic hob, integral fridge, freezer, space for a washing machine and tiled flooring.









## Landing

4m x 1.56m (13'1" x 5'1")

Doors to the bedroom and a door leading to the Attic Room, carpeted floors.

## Bedroom One

3.99m x 3.17m (13'3" x 10'4")

Two double glazed windows to the front aspect, coved ceiling, twin fitted wardrobes, access door to the shower plumbing, dado rail, television aerial and carpet floor.

## Bedroom Two

2.91m x 2.56m max(9'6" x 8'4")

Double glazed window to the rear aspect, radiator, two fitted cupboards and a telephone point.

## Bathroom

3.89m x 1.5m (12'9" x 4'11")

Obscure double glazed window to the rear aspect, partially tiled walls, four piece suite including a Bath, Shower cubicle with mixer shower over, Pedestal wash hand basin and a Low level WC, radiator and tiled flooring.

## Loft Room

4.74m max x 4.28m max (15'6" x 14'0")

Two double glazed skylights window to the rear aspect, exposed roof trusses, fitted cupboards, one houses the Worcester floor mounted Oil Boiler, radiator and carpet floors.

There is a dual staircase leading to this room and wooden gate that closes off the stairs for safety.

## Front Garden

Stone wall and hedge borders, wooden gate, coal/log store, pathway and an area of pea

## Rear Garden

100m approximately x 0m (328'1" x 0'0")

The rear garden is South East facing and measures approximately 100 meters long, it has fence and hedge borders, there are two sheds, a rockery, pergola over a patio adorned with a climbing plant, mainly laid to lawn. The lower garden has an outside tap, light, steps leading up to the main garden with the oil tank and a well that is now filled. The main garden is slightly offset from the rear of the property and backs onto open fields. The upper section has an open border presently. As you ascend the garden it provides wonderful vistas over the village and the famous Viaduct land mark

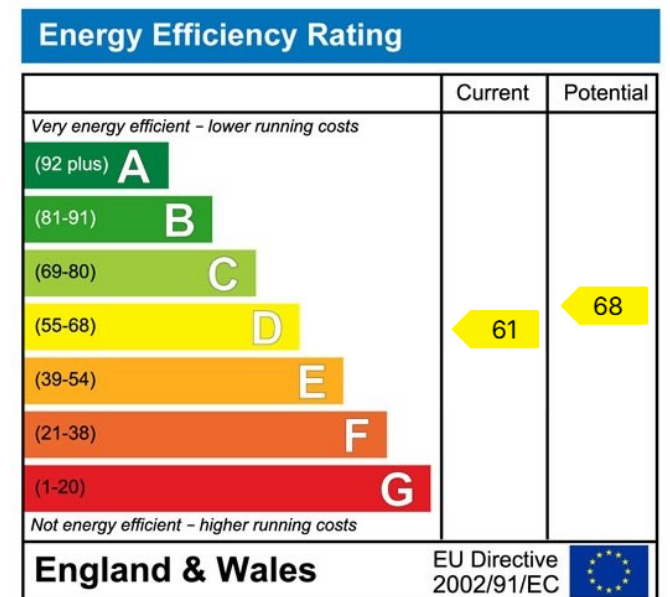
## Agents Notes

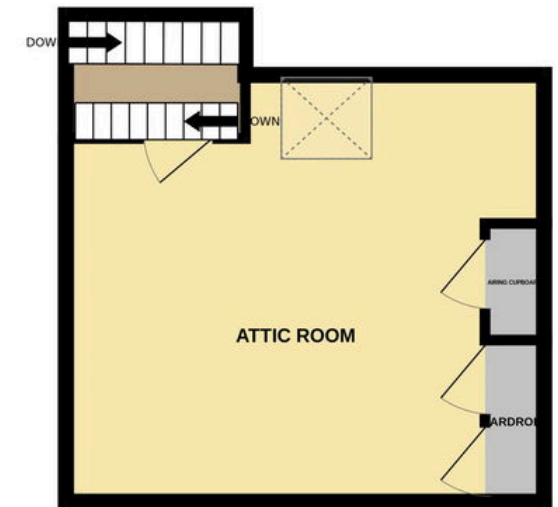
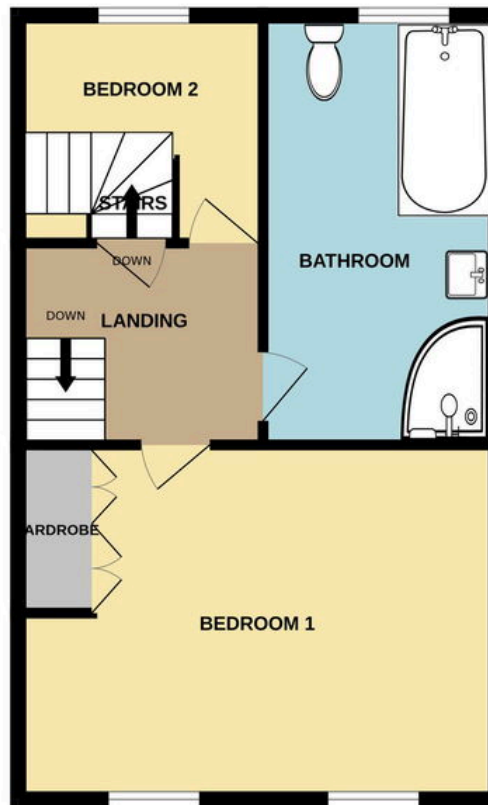
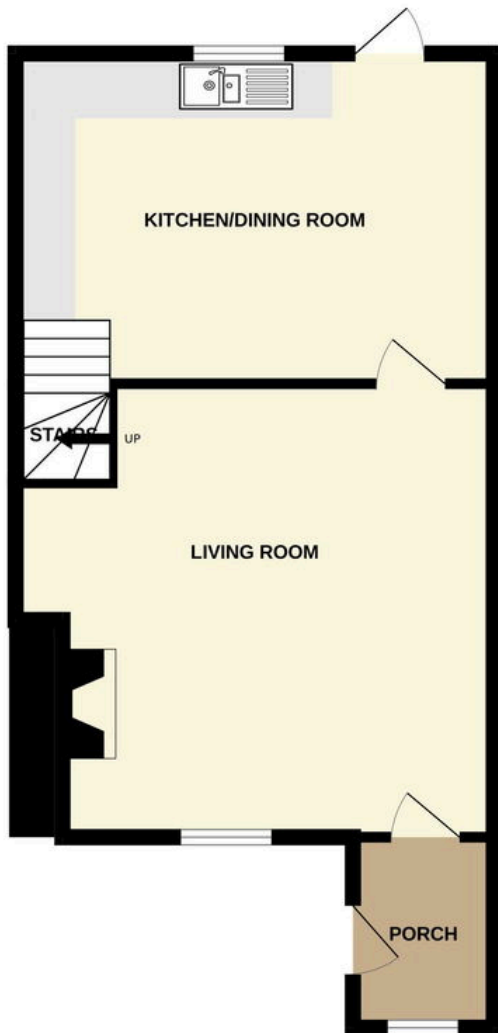
The property has oil fired central heating. It is being sold with vacant possession and no onward chain.











TOTAL FLOOR AREA : 947sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements