



Hillcrest, Pensford, Bristol, BS39 4AX

Offers In Region Of £565,000

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Hillcrest, Pensford, Bristol, BS39 4AX

Are you looking for a House with a separate Annexe? This home located in the popular village of Pensford is created with multi generation living in mind. It could also double up as an investment with a rental income or even Air BNB holiday let.

Presented in wonderful order, with lots of space in the right places and a series of modernisation taken place, making this a turn key home, perfect for those with busy lives wanting a move-in ready home. Located on the edge of the village with a southerly backdrop, sun drenched gardens, a detached garage and ample driveway parking in two areas.

The Kitchen/family room at just under 7 metres long with a log burner and bi-folding doors is the hub of this home, yet everyone will have room to spread out in peace. Its a property that gives a lot of versatility be that for accommodation or home working.

Positioned 20 minutes into Bristol, 30 minutes from Bath and on the edge of Chew Valley.





Entrance Hall

Obscure double glazed door to the front aspect with an obscure double glazed window to the side aspect, recessed spot lights, smoke alarm, stairs leading to the first floor with push release understairs storage drawers, cupboard housing the consumer unit and laminate flooring.

Living Room

3.86m x 3.85m (12'7" x 12'7")

Double glazed window to the front aspect, coved ceiling, two wall lights, inset log burner on a marble hearth, radiator and television aerial.

Kitchen Family Room

6.94m max x 5.61m max (22'9" x 18'4")

Double glazed Bi-folding doors to the rear aspect, access door to the hallway, recessed spot lights, a range of wall and base units and island with laminate work surfaces and an inset 1 & 1/2 bowl sink with a mixer tap over. There is a range of integral appliances such as an electric hob with an extractor hood over, oven, grill microwave, dishwasher and a fridge/freezer.

There is a dining area to the side and a sofa area to the rear with a log burner on a stone hearth and a wooden beam over, two radiators and a television aerial, finished with laminate flooring.





Lobby

1.28m x 0.8m (4'2" x 2'7")

Intersects the kitchen to the cloakroom, space for a washing machine with a laminate work surface and a cupboard over and laminate flooring.

Cloakroom

1.68m x 0.82m (5'6" x 2'8")

Extractor fan, recessed spot lights, low level WC, wall mounted wash hand basin and laminate flooring.

Bedroom One

3.7m x 2.8m (12'1" x 9'2")

Double glazed window to the front aspect, smoke alarm, wall light, consumer unit for the annexe, fitted double wardrobes and a radiator.



Ensuite

2.86m x 0.81m (9'4" x 2'7")

Obscure double glazed window to the side aspect, extractor fan, recessed spot lights, partially tiled walls, chrome towel radiator and a tiled flooring. There is a white three piece suite comprising of shower cubicle with a mixer shower over, wall mounted wash hand basin and a low level WC.

Landing

Loft hatch with a pull down ladder, boarding and light. The landing also has a smoke alarm, dado rail and a linen cupboard with a radiator and shelving.

Bathroom

2.1m x 1.66m (6'10" x 5'5")

Obscure double glazed window to the rear aspect, extractor fan, vinyl wall boards, electric mirror, chrome towel radiator and a vinyl floor. There is a white three piece suite comprising of



Bedroom Two

3.88m x 3.33m to wardrobes (12'8" x 10'11")

Double glazed window to the front aspect, recessed spot, fitted wardrobes and a radiator.

Bedroom Three

3.88m into door recess x 2.82m (12'8" x 9'3")

Double glazed window to the rear aspect and a radiator.

Bedroom Four

2.65m x 2.43m (8'8" x 7'11")

Double glazed window to the front aspect and a radiator.





Annexe

Hallway

Door to the front aspect, double glazed window to the side aspect, fitted storage seat cupboard, radiator and a luxury vinyl tiled flooring.

Bathroom

2.04m x 1.77m (6'8" x 5'9")

Obscure double glazed window to the side aspect, extractor fan, wall mounted electronic mirror, chrome towel radiator and luxury vinyl tiled flooring. There is a white three piece suite comprising of a bath with a shower attachment and glass screen, pedestal wash hand basin and a low level WC.



Kitchen/Dining/Living Room

4.9m max x 3.7m max (16'0" x 12'1")

Double glazed window to the rear aspect, recessed spot lights, smoke alarm, loft hatch, radiator, television aerial and luxury vinyl tiled flooring. To one side is a range of wall and base units, with laminate work surfaces, stainless steel 1 & 1/2 bowl sink/drainers with mixer taps over. A range of integral appliances including an electric induction hob with extractor hood over, electric oven, dishwasher, fridge and freezer.

Utility Room

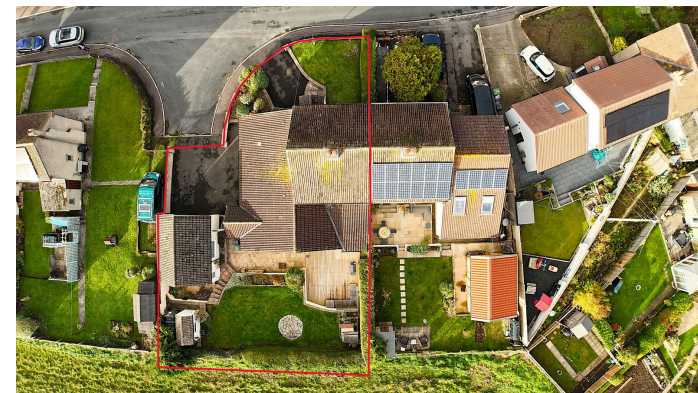
1.66m x 1.27m (5'5" x 4'2")

Extractor fan, space for a washing machine, floor mounted Worcester boiler, cat flap and vinyl flooring.

Bedroom Five

4.72m x 3.11m (15'5" x 10'2")

Double glazed window to the side aspect, smoke alarm, two wall lights, radiator and luxury vinyl



Large Garage

5.67m x 4.79m (18'7" x 15'8")

Detached from the property with a electronic roller door to the front aspect, double glazed door and window to the side aspect, eaves storage, power and light.

Driveway

There is a large driveway in front of the garage, laid to tarmac and can accommodate up to three cars. There is a second driveway in front of the main house, also laid to tarmac and can accommodate one car. There is an EV charger in place that the vendor will take but the wiring will be left in place.

Rear Garden

The garden is southerly facing with a back drop onto fields. It has hedge borders, with a large decked area directly behind the house with steps leading to a lawned area, patio, planted borders, outside lights and water tap. There is a block

Front Garden

Hedge and wall surrounds with deep filled borders of shrubs and flowers, tree, lawn area, pathway and outside lights.

Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit. nigelfudge.exp.uk.com

EPC = House=D Annex=A Council Tax Band House =D (£2,262.55 PA estimate) Council Tax band Annex =A (£1,508.37 PA estimate)– Bath & Northeast Somerset.

Services - Mains electricity, Mains water, Mains drainage. Oil fired central heating.

Freehold property. Built circa 1953

Quote Ref NF0664



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2208sq.ft. (205.2 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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