



CROSS LANES  
PILL  
BRISTOL



## 5 CROSS LANES, PILL, BRISTOL, BS20 0JQ

**A FANTASTIC FOUR BED FAMILY RESIDENCE ON THE EDGE OF THE POPULAR VILLAGE OF PILL WITH FAR REACHING COUNTRYSIDE VIEWS. THE PROPERTY HAS BEEN EXTENDED BY THE CURRENT OWNERS TO CREATE A BRIGHT AND LIGHT HOME WITH EXCELLENT ACCOMMODATION THROUGHOUT. OF NOTE IS THE LARGE OPEN PLAN KITCHEN/SITTING/DINING ROOM OFFERING DIRECT ACCESS TO THE LARGE LEVEL GARDEN. TO ADD TO THE OFFERING, THERE IS A LARGE GARAGE, AND OFF STREET PARKING ON THE DRIVEWAY FOR MULTIPLE VEHICLES.**

### SUMMARY OF ACCOMMODATION

On entering the property one is immediately aware of how bright and light this family home is as the uPVC double glazing throughout allows natural sunlight to flood the accommodation.

The current owners have extended the property significantly creating a fabulous open plan kitchen/Sitting/dining room that is perfect for contemporary family life. This wonderful room is spacious and informally divides into three definite areas, the kitchen is well appointed with shaker style wall and base units that are dressed by wooden worktops. The island creates a divide into the dining and sitting areas, which in turn lead to the large garden. The owners have cleverly created a playroom/office that is accessed from the kitchen area. The utility/laundry room is separate from this main kitchen/sitting/dining room, and gives side access to the driveway allowing busy families to “land” after country walks. The living room is of comfortable proportions with a large window with countryside views to the front, and there is a cloakroom.

Upstairs there are three double bedrooms, bedroom one with an ensuite, a further good sized single bedroom and a family bathroom.

The large garden is a key attribute to this lovely property. It is mostly laid to lawn with mature trees, plants and shrubs, the garden enjoys two large patio areas that are perfect for entertaining, one of which benefits from a wooden pergola.

The large single garage is long, and affords room for a potting shed with a window and side door to the garden, and it is approached via a driveway that has sufficient room for multiple vehicles to park. To the front there is a garden that is mainly laid to lawn, with steps and a pathway allowing access to the front door.

### OTHER INFORMATION

**Viewing** - Strictly by prior appointment with Hydes of Bristol - 01179731516

**Local Authority** – North Somerset Council

**Council Tax Band** - We understand to be band ‘D’ (£2,138.45 for 2024/2025)

**Services** - We understand all mains services to be to be connected.

**Broadband:** Superfast – Download up to 76 Mbps with Upload up to 20 Mbps

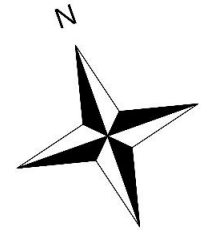
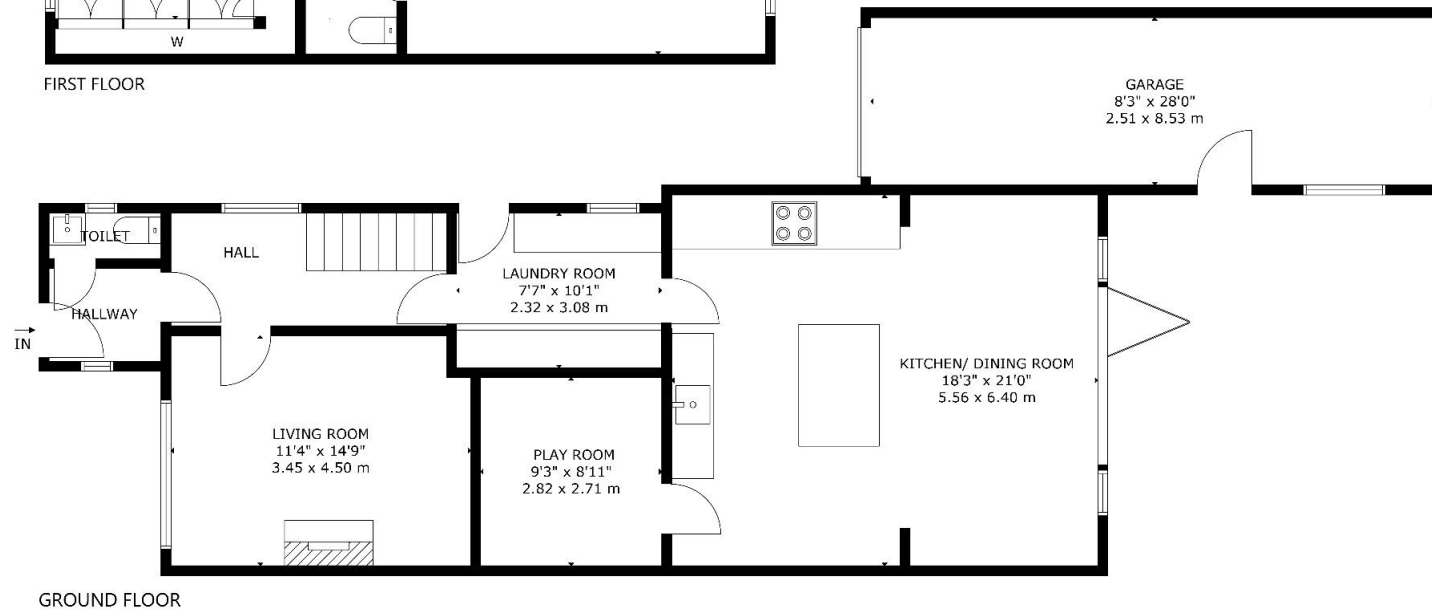
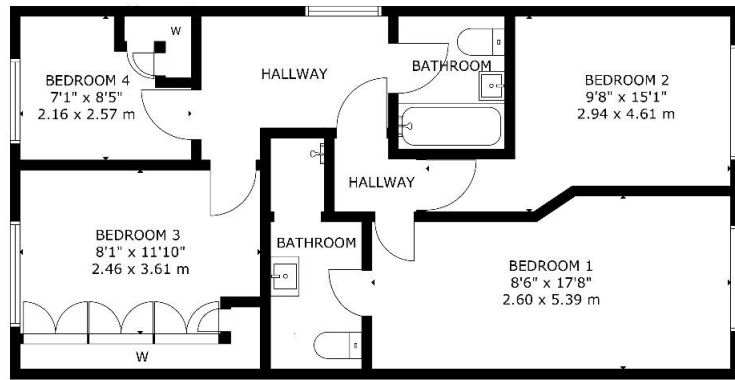
**Mobile Phone** : Data and voice “Likely” available for 02, EE, Three and Vodafone

### LOCATION

Pill is a popular Somerset Village that sits adjacent to River Avon with good amenities. The Village offers a highly convenient position for those looking for ease of access to Bristol, with Bristol City Centre being within 7 miles of the property. The national motorway network (M5) is within 1 mile and the national rail network can be accessed easily with Bristol Temple Meads within 7 miles. The nearby town of Portishead is within 4 miles offering many shops, restaurants and boutiques both on the high street and on the Marina. There are number of highly regarded schools (both private and state) within a short drive of the subject property as well as a number of leisure facilities.

Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as the Ashton Court. There is also the Durdham Downs, across Brunel’s famous Clifton Suspension Bridge which includes mountain bike trails and bridle paths. For those seeking more energetic pastimes, there are golf courses close by and sailing and windsurfing at Baltic Wharf, and even surfing at “The Wave.”





5, CROSS LANES, PILL, BRISTOL, BS20 0JQ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,464 SQ FT / 136 SQ M  
 GARAGE 230 SQ FT / 21 SQ M

#### **IMPORTANT NOTE**

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.





**ESTATE AGENTS**  
**28 Princess Victoria, Clifton, Bristol**  
**BS8 4BU**  
**Tel: (0117) 973 1516**  
**Website: [www.hydes.co.uk](http://www.hydes.co.uk)**  
**Email: [post@hydes.co.uk](mailto:post@hydes.co.uk)**

