



1 SILVER STREET,
WESTON IN GORDANO, BS20 8QA

**GOODMAN
& LILLEY**



NESTLED IN THE PICTURESQUE VILLAGE OF WESTON IN GORDANO, THIS DELIGHTFUL ONE BEDROOM PERIOD STONE-BUILT END OF TERRACE COTTAGE OFFERS A UNIQUE BLEND OF CHARACTER, COMFORT, AND CONVENIENCE. WITH ITS CHARMING FAÇADE AND INVITING ATMOSPHERE, THIS PROPERTY IS AN IDEAL OPPORTUNITY FOR FIRST-TIME BUYERS, INVESTORS, OR THOSE LOOKING TO DOWNSIZE WITHOUT COMPROMISING ON QUALITY LIVING.

As you step inside, you are immediately greeted by a well-proportioned living room that exudes warmth and character. The stone chimney breast serves as a focal point, complemented by the timber beamed ceiling, which adds depth and personality to the room. This space is perfect for cozy evenings, whether you're curling up with a good book or entertaining friends and family. The living room flows seamlessly into a compact kitchenette, thoughtfully designed for practicality. Equipped with a gas hob, electric fan-assisted oven, and ample space for appliances beneath the stylish work surfaces, this kitchenette is functional and efficient. While it serves its purpose well, the potential for reimagining this area is exciting. Just beyond the kitchenette, a few steps lead to an additional living space. This area could be transformed into a separate kitchen setting, providing flexibility to suit your lifestyle needs.

A staircase from the living room ascends to the first-floor landing, where you'll find access to the bedroom and bathroom. The bedroom is a generous size, featuring a vertical radiator that ensures warmth and comfort throughout the seasons. Built-in wardrobes offer ample storage, keeping the space organised and clutter-free. A low-level double-glazed window allows natural light to pour in, providing delightful views down through the village and enhancing the room's tranquil ambiance. The four-piece bathroom is a true retreat, featuring a separate shower enclosure that adds a touch of luxury to your daily routine. The thoughtful layout maximizes space and functionality, making it an ideal spot for unwinding after a long day.

This property is well-priced, making it an attractive option for various buyers. For first-time buyers, stepping onto the property ladder can be a daunting task, but this charming cottage offers a sense of permanence and community that many apartments lack. The allure of owning a freehold property in a village setting cannot be overstated; it provides both a home and a lifestyle. Investors will find this cottage to be a compelling opportunity, given its prime location and potential for rental income. The demand for quality housing in Weston In Gordano is strong, making this an excellent chance to secure a property that promises good returns. For those

seeking to downsize, this cottage is a perfect fit. Its manageable size and efficient layout allow for easy maintenance while still providing all the comforts of home. You can enjoy the charm of village life while benefiting from the convenience of nearby amenities.

Location

Weston in Gordano is a village and civil parish in North Somerset, England. It is situated in the middle of the Gordano Valley on the north side, on the road between Clevedon and Portishead. The parish has a population of approximately 300. It is the largest village in Gordano valley, with a public house, the 18th century White Hart. There are two nearby nature reserves, both owned and managed by the Avon Wildlife Trust. Weston Big Wood is 38 hectares of ancient woodland, and Weston Moor is 59 hectares of wet grassland. Weston Big Wood falls within a wider biological Site of Special Scientific Interest. The wood itself dates at least from Iron Age times, with some evidence that there has been woodland here since trees began to re-colonise after the last Ice Age some 10,000 years ago. The parish is served by a wide range of amenities found at both Portishead and Clevedon, for example there is a selection of supermarkets including Waitrose of Portishead, whilst Tesco, Asda and Morrisons can be found at Clevedon.

Transport Links

Bristol City Centre is situated approximately 13 miles away with Temple Meads railway station offering direct transport to central London. Portishead is situated near Junction 19 of the M5 motorway, allowing excellent links to the national motorway network, Bristol Parkway station and shopping at Cribbs Causeway. Bristol International Airport offers daily flights to Europe and can be found approximately 13 miles to the Southwest.

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- End Of Terrace Stone Built Cottage
 - Living Room
 - Character & Charm
 - Rare Opportunity
 - One Bedroom
 - Four Piece Bathroom
 - Popular Village Location
 - Well Presented Throughout



GUIDE PRICE £225,000



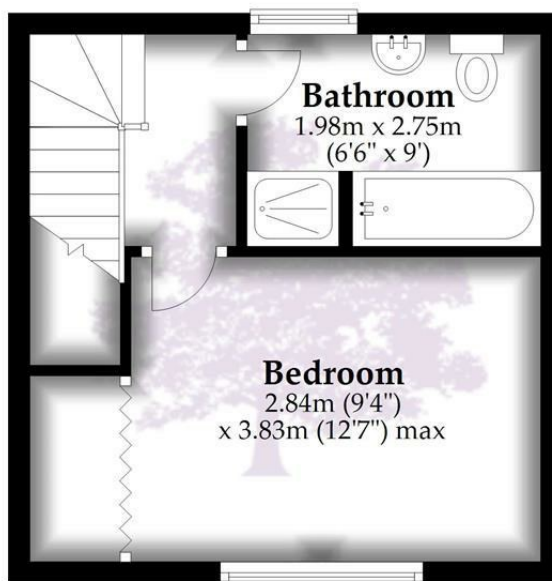
Ground Floor

Approx. 30.5 sq. metres (328.3 sq. feet)



First Floor

Approx. 23.5 sq. metres (252.7 sq. feet)



Total area: approx. 54.0 sq. metres (581.0 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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