



3 CHURCH PATH ROAD,
PILL, BS20 0EE

GOODMAN
& LILLEY



IMPECCABLY PRESENTED AND GENEROUSLY PROPORTIONED, THIS STUNNING TWO-BEDROOM GARDEN APARTMENT OFFERS STYLISH CONTEMPORARY LIVING IN THE HEART OF THE SOUGHT-AFTER VILLAGE OF PILL. FEATURING ELEGANT INTERIORS AND A PRIVATE ENCLOSED GARDEN.

This spacious and beautifully presented two-bedroom apartment effortlessly blends period charm with contemporary style. Upon entering, the welcoming vestibule showcases an original tessellated tiled floor and stunning stained-glass features, leading to a generous entrance hall that provides access to all rooms. The heart of the home is the impressive open-plan kitchen/dining/living space, featuring sleek modern cabinetry, integrated appliances—including a slimline dishwasher, electric oven, coffee machine, and induction hob—and stylish work surfaces with a breakfast bar peninsula. New-wave doors open directly to the rear garden, creating a seamless indoor/outdoor living experience ideal for entertaining. The living area boasts high ceilings, Karndean flooring, and vertical radiators, offering both comfort and sophistication. A further versatile reception room, with a striking bay window, picture rails, and a feature fireplace, can serve as a formal living room or second bedroom. The main bedroom is a generous double, filled with natural light and complemented by high ceilings, while the luxurious family bathroom features a deep panelled bath with a drench shower and a modern, elegant finish throughout.

The garden is fully enclosed, offering a wonderful sense of privacy and a perfect space for outdoor enjoyment. Accessed directly from the living/dining/kitchen area through stylish new-wave doors, it provides an effortless connection between the indoor and outdoor spaces, ideal for entertaining or relaxing in warmer months. Thoughtfully landscaped, the garden is laid out attractive stone chippings for ease of maintenance, complemented by an expansive paved patio that provides ample room for outdoor dining furniture, potted plants, or a seating area to enjoy

the sun. The combination of low-maintenance design and generous proportions makes this outdoor space a true extension of the home—perfect for both peaceful mornings and social gatherings.

Location

The picturesque village of Pill offers an appealing blend of rural charm and modern convenience, making it a highly desirable place to live. The village features a range of local amenities, including independent shops, cosy caf  s, traditional pubs, a well-regarded primary school, and a variety of community facilities. Residents can enjoy beautiful riverside walks along the Avon, nearby nature reserves, and a strong sense of community with regular local events. Excellent road links provide easy access to Bristol, Portishead, and the M5 motorway, while the forthcoming Pill train station—part of the reintroduced Portishead rail line—will soon offer direct rail connections to Bristol Temple Meads, making the area even more convenient for commuters.

Agents Notes

Services: All mains services connected electricity, gas, water, and drainage

Tenure: Leasehold - upstairs owns the Freehold (responsible for ground floor & below)

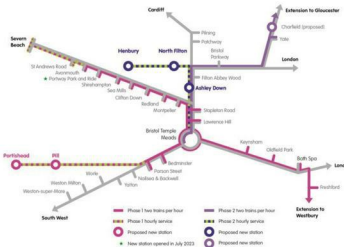
Local Authority: North Somerset Council.

Council Tax Band: B (North Somerset Council — to be verified by the purchaser).

- Spacious Garden Apartment
- Impeccably Presented Throughout
- Popular Village Location
- Re-Fitted Kitchen & Bathroom
- Two Double Bedrooms
- In Excess Of 850 SQ FT
- Period Features & Charm
- Viewing By Strict Appointment Only

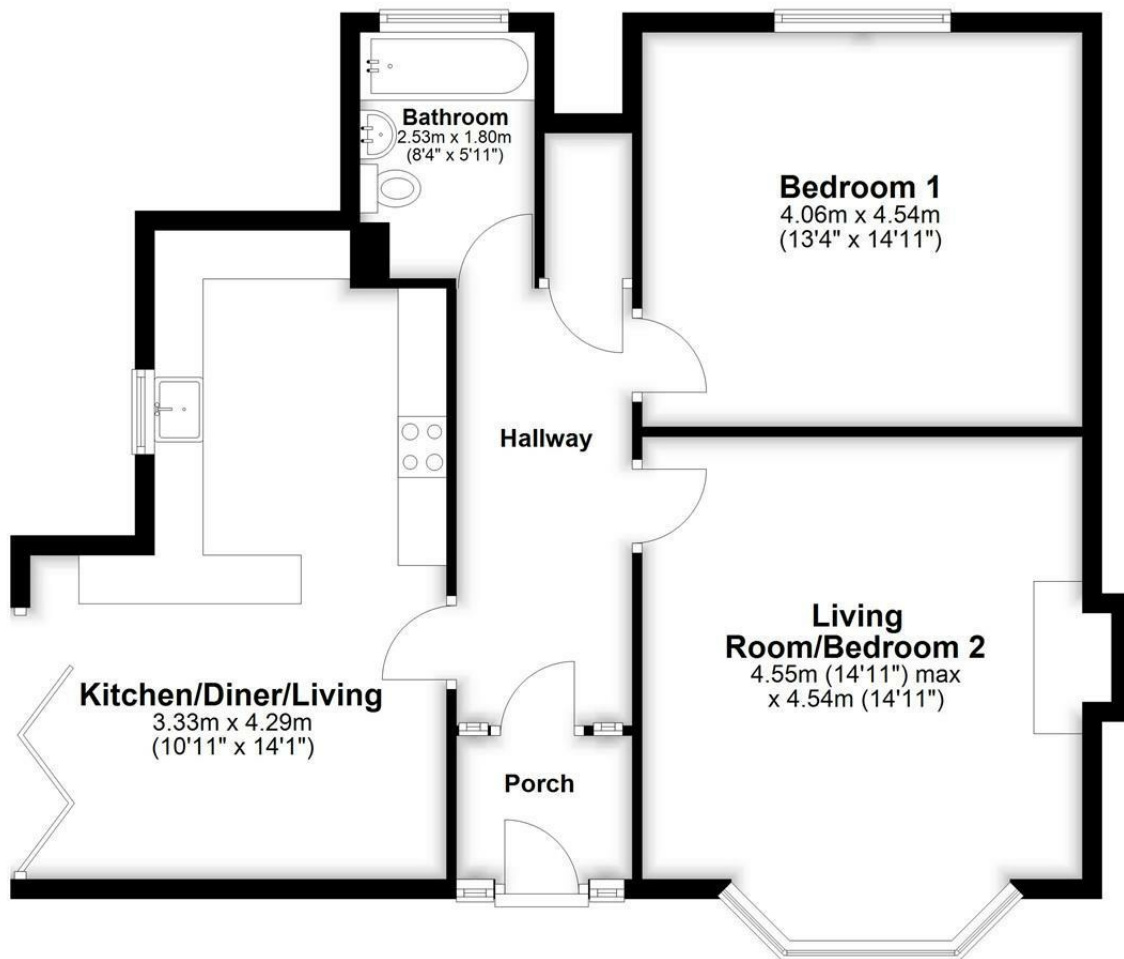


GUIDE PRICE £310,000



Ground Floor

Approx. 82.6 sq. metres (888.8 sq. feet)



Total area: approx. 82.6 sq. metres (888.8 sq. feet)

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

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