



## 12 High Street, Bristol, BS31 3ED Offers In The Region Of £550,000

A charming TWO/THREE BEDROOM COTTAGE situated in the heart of the "old village" conservation area in Saltford, close to riverside walks, country pubs and the cycle path. Arranged over three floors this lovely property boasts a wealth of character and charm throughout and benefits from off street parking, single garage, a generously sized garden (separate from the cottage) along with a garden room giving an extra living room with separate shower room. An internal inspection is highly recommended.

Saltford is a popular village location set between the cities of Bristol and Bath. The village High Street is away from the A4 and not burdened with main road traffic and comprises mainly period properties together with popular local pubs and excellent riverside and country walks. The popular Bristol to Bath cycle path is literally a few moments away. There is a good range of local shops available on the Bath Road within walking distance and the village also has doctors and dental surgeries, an 18 hole golf course and a well regarded local primary school. Secondary schooling is at Wellsway in Keynsham.

Entrance via pedestrian gate with steps leading down to the obscured double glazed front door giving direct access into

### **Kitchen/Breakfast Room** 11'8" x 10'11" (3.56 x 3.34)



Window to front aspect, a range of wall and floor units with worksurface over, ceramic Franke sink with mixer taps over, tiled splashbacks, Rangemaster style gas cooker with extractor hood over, exposed beams, wood effect flooring, understairs storage cupboard, further storage cupboard with space for freestanding fridge/freezer, single radiator, door to inner hallway, small step up into

### **Downstairs Bathroom** 7'10" x 6'5" (2.41 x 1.97)



Obscured window to side aspect, suite comprising low level w/c, pedestal wash hand basin, panelled bath with hinged glazed shower screen and electric Triton shower over, part tiled, double radiator, tiled flooring, extractor, inset spots.

### **Inner Hallway**



Stairs rising to first floor landing, door to

### **Sitting Room** 12'4" x 11'3" (3.78 x 3.43)



Two uPVC double glazed windows to front aspect, feature woodburning stove with exposed stone chimney stack and slabbed hearth, stone walling, wooden window sills with storage beneath, exposed beams, single radiator.

### **First Floor Landing** Exposed stonework, doors to

### **Bedroom Two** 378 x 369 (115.21m x 112.47m)



uPVC double glazed window to front aspect, wooden window sill, exposed stone walling, cupboard with wooden shelving, single radiator.

### Bedroom Three

11'3" x 10'11" (3.43 x 3.33)



Window to rear aspect with wooden window sill, exposed stone walling, single radiator, stairs rising to (Access to master bedroom via this room)

### Master Bedroom

16'10" x 11'3" (5.14 x 3.43)



Window to rear aspect, Velux windows to front aspect, feature exposed stone walling, eaves storage cupboards, double radiator, inset spots, wooden flooring, opening to

### En Suite



Low level w/c, pedestal wash hand basin with mixer tap over, chrome heated towel rail, shaver point, extractor, fully tiled corner shower cubicle with hinged glazed door and mains shower over.

### Outside



Access to outdoor storage cupboard. Driveway laid to

gravel providing off street parking for a couple of vehicles and access to a SINGLE GARAGE with tiled roof and double opening doors. The garden is separate to the cottage and situated behind the garage and is laid mainly to lawn with mature slightly raised borders containing a mixture of plants and shrubs. There is a good sized gravel area adjacent to the cabin with a good selection of fruit trees and vegetable plot. A greenhouse is also included in the sale. The rear garden is enclosed by stone walling and wooden fencing.

### Open Plan Living (Cabin)

19'6" x 12'8" (5.95 x 3.87)



This is currently used as an office with electric and Calor gas connected. Double doors lead out onto a decking area, windows to side aspect, pitched roof with inset spots. Kitchen - single stainless steel sink with mixer tap over, space for fridge, 4 ring gas hob with electric oven beneath, space for fridge and freezer, electric heating. Shower Room - double glazed window to side aspect, low level w/c, pedestal wash hand basin, shower cubicle, wall mounted Ideal gas boiler, storage cupboard.

### Directions

Sat Nav BS31 3ED

# Floor Plan

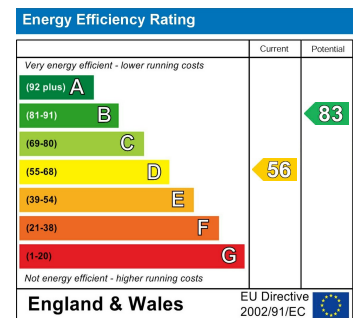


Total area: approx. 117.6 sq. metres (1265.4 sq. feet)  
12 High St, Bristol

# Area Map



# Energy Efficiency Graph



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