



Greenhill Road, Sandford, Bristol, BS25 5SB
£750,000





Bedrooms: 4

Bathrooms: 4

Receptions: 4

Nestled in the charming village of Sandford, Nursery Cottage is a substantial and character-filled four-bedroom detached cottage offering flexible living and generous proportions throughout.

The property features a large double garage, ample off-road parking, and a versatile layout that suits a variety of lifestyles. Part of the home is currently being successfully used as an Airbnb, making it ideal for those seeking additional income potential or guest accommodation.

Full of charm and period character, this beautiful home offers a rare opportunity to enjoy village life in a truly unique setting.

Step through a charming pitched porch, where terracotta tiles and dual glazed windows offer a graceful introduction to this character-filled home. Inside, exposed wooden beams arch across the entrance hall, leading into inviting living spaces and subtly blending traditional features with practical layout.



The snug, featuring a stone accent wall and log burner beneath exposed beams, creates a cosy yet elegant ambience—ideal for relaxing evenings or quiet conversation. Adjacent, a bright study—or music room as it currently serves—is well-lit and spot lit, offering calm versatility for work or creativity.

The utility room, thoughtfully appointed with hardwood cabinetry, a Belfast sink, and stable doors to the garden, provides seamless functionality for everyday life. Nearby, the contemporary shower room, complete with modern fittings and heated towel rail, offers convenience after a day outdoors.

A vaulted inner hallway, illuminated by natural light, leads to a well-equipped kitchen/breakfast room with integrated storage, breakfast bar, and tiled flooring. This flows effortlessly into the conservatory—a tranquil and sunlit garden room, fitted with French doors, twin radiators, and a glass roof to bring the outdoors in.

At the heart of the home lies “The Apple Store” annexe - an independent suite ideal for multigenerational living or rental income. It features a comfortable lounge with a stone fireplace, a double bedroom, and a neatly tiled ensuite bathroom.





Upstairs, three well-proportioned bedrooms offer adaptable accommodation. The principal bedroom is generous in size, with vaulted ceilings, dual-aspect windows, and its own contemporary ensuite. A second bedroom includes stained-glass detail, built-in wardrobes and elegant wooden flooring. Two further double bedrooms remain tranquil and spacious. A family bathroom, complete with bath, heated towel rail, and garden views, serves the upper level.

The rear garden is predominantly lawned and bathed in sunshine, with access to a summer house, garden studio/office with its own terrace, WiFi, power, and lighting—ideal for remote working or leisure. The charming summer house is equipped with a log burner, creating an all-weather retreat, while “SW19 – The Bar” offers a bespoke outbuilding designed for entertaining, with power, lighting, loft access and subtle separation from the main house.

Externally, the gated oak driveway provides secure off-street parking and leads to a double garage with twin electric doors, side access, power and lighting.

This exceptional property blends timeless character with flexible, modern living—offering practical layouts, multiple work-from-home or annexe options, and garden spaces designed for both leisure and lifestyle. A beautifully curated home with undeniable warmth and versatility.



Situation: Sandford is a convenient and highly favoured village nestled in the beautiful North Somerset countryside. It is well served by local facilities, including a church, village store with a café, primary school (www.sandfordprimary.org) which has recently had an outstanding 'Ofsted' report, and a recently redeveloped pub and restaurant. Secondary schooling is available at nearby Churchill Academy and Sixth Form Centre (www.churchill.n-somerset.sch.uk). There are excellent private schools available in the area at Bristol, Wells, The Downs at Wraxall and the popular Sidcot School, which is just a few minutes' drive away. The countryside around is well known for its beauty, with a host of country activities available in the area including riding, sailing, dry skiing, fishing and country walks. A range of shopping facilities are available in nearby Winscombe with more comprehensive facilities available at Weston-super-Mare and of course Bristol. Indeed, Sandford is within commuting distance of the City of Bristol and the seaside town of Weston-super-Mare and there is access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lutsgate and access to a mainline railway station at Yatton.

Directions: Travelling through Sandford on the A368 from Churchill traffic lights, pass Meadow Gate on the right and Sandford Primary School continue on till you see Nursery Cottage on your right-hand side.

Our Vendor Says... "We have enjoyed our time living in Sandford and our lovely cottage. It has been a house full of family, guests, friends and neighbours."

Material Information: This property operates on gas central heating.

Council Band tax: E EPC Rating: D

