

Severnside
Estate Agents



1 Woodbine Cottage, New Passage, Pilning, BS35 4ND

£490,000

115 Beach Road, Severn Beach, Bristol, BS35 4PQ

Telephone: 01454 633611 Email: contact@severnsideestateagents.co.uk

Registered Office: Cornerstone House, Midland Way, Thornbury, BS35 2BS

Director: A Coulbèrt

Company Registration Number: 6990304 VAT Registration Number: 185 5475 70

Viewing by arrangement with Sevenside Estate Agents Ltd



Sevenside Estate Agents are pleased to offer for sale this unique cottage located in the sought after New Passage area. Dating back to 1880 this period property has been extended and updated whilst losing none of its original charm. Spacious and versatile the property offers plenty of space for family living, comprising a lounge, dining room, kitchen, downstairs shower room and a rear porch. To the first floor there are three double bedrooms, one with ensuite and a family bathroom. A further bedroom is located on the next floor in the eaves. With extensive and well established gardens to the rear plus a driveway, garage and further garden area to the front of the property. This beautiful home has so much to offer that viewings are strongly recommended to fully appreciate the extent and character of this distinctive home.



Pilning has all the benefits of a small village but also benefits from its close proximity to The Mall at Cribbs Causeway; the premier shopping destination in the South West. Offering a wide range of shops, restaurants and supermarkets plus a cinema, bowling alley, fitness gym and retail parks which cater for all your needs.



With 'The Wave', England's first inland-surfing destination and 'Wild Place Project' close by offering great entertainment opportunities for all ages.

Nearby Severn Beach sits on a coastline which is a 'Site of Special Scientific Interest'. With open aspects and beautiful walks along the Severn Estuary this area is a perfect spot for walkers and dog owners alike. With local public transport into Bristol via bus links or from the train station situated in Severn Beach. The close proximity of the M4/M5 interchange also makes it an ideal location for commuters. Pilning has a local school within the village for children of primary school age and falls within the catchment area of Marlwood senior school and has easy access to local colleges and further education facilities.



ENTRANCE

Via entrance door to:

LOUNGE

5.12m x 3.16m (16'9 x 10'4)

With window to front aspect, feature fireplace with dual fuel fire, radiator x2.

INNER HALL

With stairs to first floor.

DINING ROOM

5.12m x 3.45m (16'9 x 11'4)

With patio doors to rear garden, feature fireplace with log burner, understairs storage cupboard, radiator.

KITCHEN

3.86m x 2.83m (12'8 x 9'4)

With window to side aspect, range of wall and base units with worktop over, sink unit with mixer tap over, space for range cooker, space for fridge freezer, space for washing machine, space for dishwasher.

REAR PORCH

With window and door to rear garden.

DOWNSTAIRS SHOWER ROOM

With obscure window to rear, shower cubicle and shower, wash hand basin and wc.

LANDING

With doors to:

BEDROOM ONE

4.65m x 3.16m (15'3 x 10'4)

With window to front aspect, radiator, door to:

EN-SUITE

3.17m x 1.12m (10'5 x 3'8)

With obscure window, shower cubicle with shower, vanity unit with inset wash hand basin, wc.

BEDROOM TWO

5.12m x 3.17m (16'9 x 10'5)

With window to front aspect, feature fireplace, radiator.

BEDROOM THREE

3.06m x 2.80m (10' x 9'2)

With window to rear, radiator.

BATHROOM

2.79m x 1.89m (9'2 x 6'2)

With obscure window to rear, bath with shower over, wash hand basin, wc, heated towel rail.

BEDROOM FOUR

4.70m x 3.93m (15'5 x 12'11)

Stairs accessed via latch door, skylight window, radiator.

FRONT

Driveway providing off street parking and access to garage, gated side access to rear garden, garden area laid to lawn with established borders and pathway to front porch and entrance door.

REAR

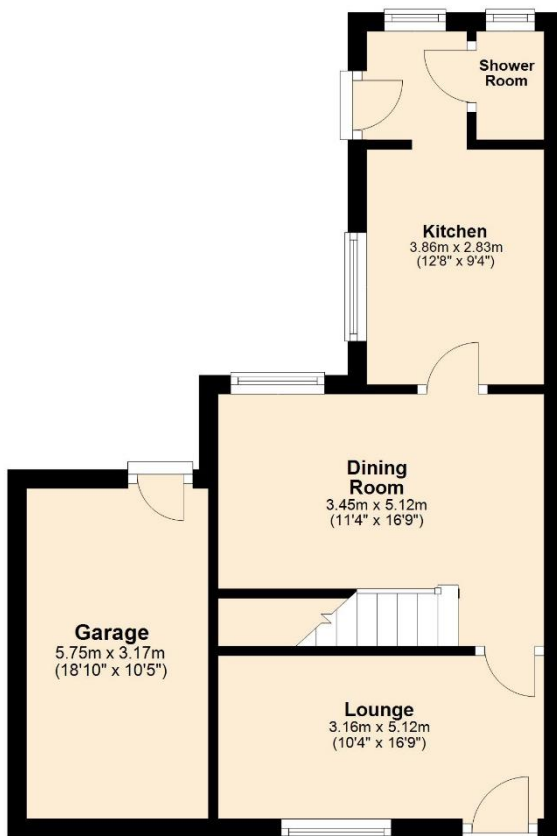
Fully enclosed garden with well established borders, lawn and patio areas, pond, orchard area.

GARAGE

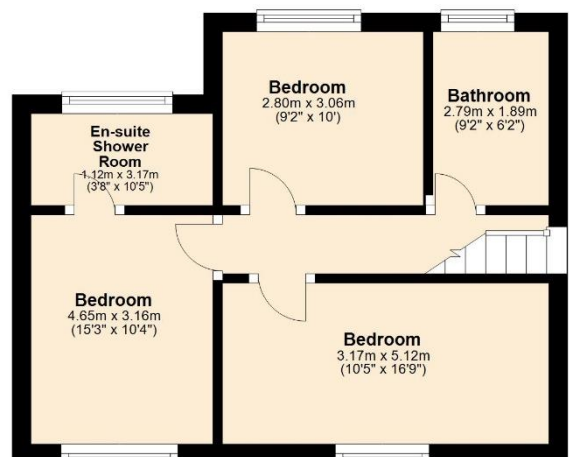
With pedestrian door to rear.

5.75m x 3.17m (18'10 x 10'5)

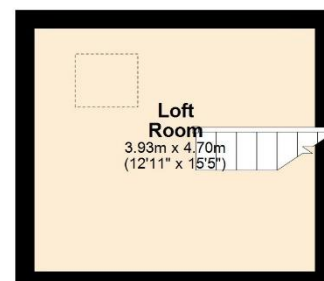
Ground Floor



First Floor



Second Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



1 Woodbine Cottages New Passage Road Pilning BRISTOL BS35 4ND		Energy rating E
Valid until 17 May 2032	Certificate number 0070-2613-0050-2092-2535	

Property type	Semi-detached house
Total floor area	134 square metres

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



TENURE: The vendor has advised us that the property is freehold.
 Purchasers should obtain confirmation of this through their solicitor



1. These details are intended for guidance and to assist you in deciding whether to view the property.
2. Appliances, equipment and services have not been tested by Severnside Estate Agents Ltd. Measurements are not guaranteed.
3. These particulars are provided on the understanding that all negotiations will be done through Severnside Estate Agents Ltd.