



GLENAVON
BATH ROAD
SWINEFORD
BS30 6LW

OFFERS OVER £750,000

**WELCOME TO 'GLENAVON', A SIZEABLE
CHARACTERFUL HOME REMINISCENT OF A
MEDITERRANEAN VILLA, POSITIONED ON THE
RIVERBANKS OF THE RIVER AVON, AND ENJOYING A
TRANQUIL OUTLOOK OVER SWINEFORD LOCK & WEIR.**

Found within the hamlet of Swineford, Glenavon is the perfect move for those desiring a countryside lifestyle, boasting a proper local pub in the form of "The Swan", and ample rural walks on the doorstep. However, for those not quite ready to let go of city convenience, the Georgian city of Bath sits only 5 miles away, whilst bustling Bristol is equally as accessible, positioned 8 miles from the Hamlet, making Swineford an attractive location for many.

Having served as a long term home under the current 22 year ownership, Glenavon opens its doors for its next venture, offering a unique opportunity for someone to acquire a one of a kind property. The property offers space in abundance and equal amounts of versatility, currently arranged to offer five bedrooms & four reception rooms, sure to appeal to an array of viewers. Excellently presented throughout, the property benefits from neutral decor and a selection of quality fixtures to include a bespoke fitted kitchen positioned to the rear of the ground floor & contemporary bathrooms positioned to both floors.

Stepping outside, Glenavon's charm continues to allure, impressing with a picturesque rear garden, leading to a private mooring on the River Avon. Overlooking Swineford Lock & Weir, an abundance of local wildlife reside, with Herons, Otters & the occasional Kingfisher all making appearances, with Glenavon's private landing stage acting as an excellent viewing point. Not only this but Glenavon also enjoys riparian rights, ideal for paddle boarding, fishing (subject to licencing) and boating. With that, this unique offering includes an unusual benefit, with the potential to include the much loved 'Fantasia' boat within the the purchase price, allowing any new owner to embrace Glenavon's fabulous lifestyle.

Although the property benefits from heaps of quirkiness, it is not without its practical benefits. Glenavon offers ample off road parking in the form of a private driveway, whilst also benefitting from a detached double garage, offering ample storage or workshop space.

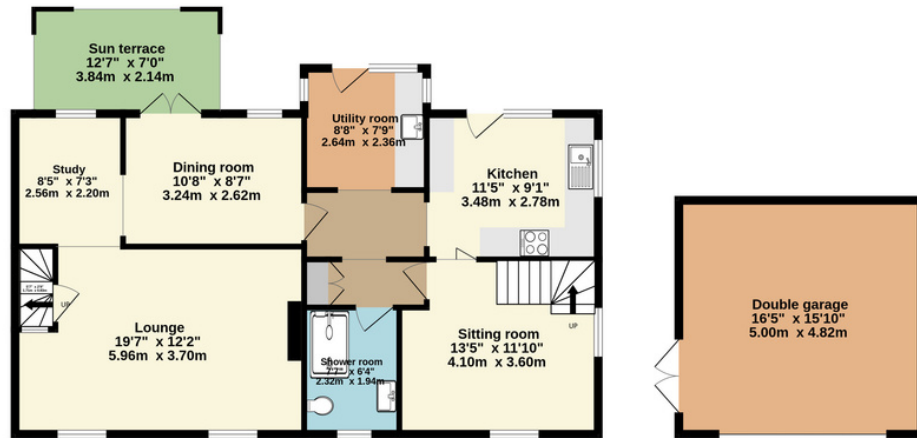
Simply put, Glenavon must be viewed to fully appreciate the complete charm this home offers. A rare opportunity to acquire a one of a king property.



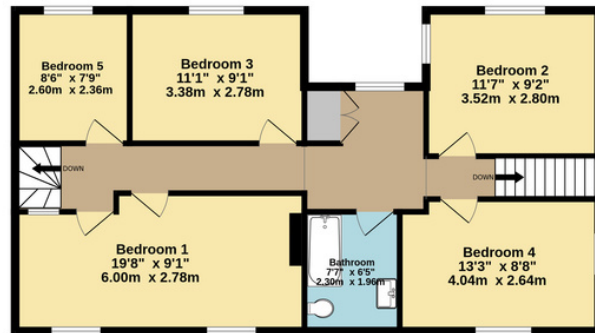




Ground Floor
1136 sq.ft. (105.5 sq.m.) approx.



1st Floor
809 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA: 1945 sq.ft. (180.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

Glenavon Bath Road Swineford BRISTOL BS30 6LW	Energy rating C	Valid until:	6 August 2035
		Certificate number:	0330-2456-6580-2405-0381

Property type: Semi-detached house

Total floor area: 165 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

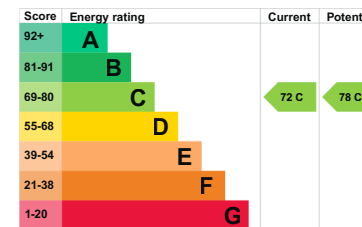
You can read [guidance for landlords on the regulations and exemptions](#)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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