

JOANNA TILEY
ESTATE AGENTS

Bluebell Cottage, 129 High Street

Bluebell Cottage, 129 High Street, Pensford, Bristol, BS39 4BH

- Stone Dressed Grade II Listed Cottage
- Cottage Style Garden with Views
- Spacious Kitchen with Feature Beams
- Sitting Room with Wood Burning Stove
- Oak Flooring
- Four Bedrooms
- Luxury Family Bathroom
- Garage and Parking
- Bluebell Woodland Area
- Walks from your Doorstep



A delightful chocolate-box, stone-built end-of-terrace cottage, ideally situated in the heart of historic Pensford.
Brimming with character and charm, this beautiful home has many traditional touches such as ledge and brace doors, deep-set windows, and a wonderfully pretty cottage garden.
The generously sized sitting room offers a warm and inviting space, complete with wooden flooring and a wood burner.
This leads into a spacious, light-filled kitchen/dining room, fitted with a wide range of stylish cabinetry and appliances. French doors open onto a patio area-perfect for enjoying a morning coffee.
Upstairs, the first floor has three well-proportioned bedrooms, including an impressive principal bedroom spanning the full width of the property and benefiting from fitted wardrobes, providing excellent storage. A stylish family bathroom completes this floor, featuring a freestanding roll-top bath and a separate large shower.
Stairs lead to the second floor and the fourth bedroom, complete with its own WC and ample eaves storage-ideal for guests!
Outside, the tiered garden offers a variety of inviting spaces to relax and enjoy the tranquil surrounding. Steps lead to a variety of spaces with planted borders, mature shrubs, and even a pond, the garden adjoins open fields, creating a haven for wildlife. It also enjoys views of the iconic Pensford Viaduct.
Further benefits include a versatile stone-built garden office, suitable for a range of uses, along with a large garage and private parking











The sought-after village Pensford is situated on the edge of the Chew Valley and is well known for walking with the river Chew running through the heart of the village. It is approximately 8 miles from Bath with and approximately 7 miles south of the city of Bristol. There is a friendly community and lots of facilities to enjoy including three Public Houses, a Village Hall and a shop with a Post Office. A wider range of general stores and amenities can be found in the nearby village of Chew Magna with its super selection of shops, pubs and restaurants. The nearby Chew Valley and Blagdon Lakes are notable for their fishing, birdlife, sailing and nature study amenities, and there are plenty of countryside walks close by. The villages in the valley are all unspoilt and each have their individual charm and character. Secondary education is available at the renowned Chew Valley School and at Wellsway School in Keynsham. The M4/M5 motorways are accessible via a link road at Keynsham and Bristol International Airport is within easy reach.





















ROOM DIMENSIONS

Ground Floor
PORCH 5'1" x 4'1"
SITTING ROOM 16'0" x 19'5"
HALL 6'8" x 8'4"
KITCHEN/DINING ROOM 16'0" x 15'0

First Floor
LANDING 6'0" x 11'4"
BEDROOM 13'7" x 12'1"
BEDROOM 9'8" x 7'0"
BEDROOM 7'1" x 11'0"
BATHROOM 7'6" x 11'10

Second Floor
BEDROOM 11'5" x 13'0
WC 7'2" x 5'6"
EAVES STORAGE 10'10" x 10'1"

Outside
OFFICE/STUDIO 12'5" x 7'10"
GARAGE 13'7" x 15'5"



TOTAL FLOOR AREA : 1717 sq.ft. (159.5 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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