



View Cottage, 17 Over Lane, Almondsbury, Bristol, BS32 4BL

**GUIDE PRICE £379,950**

**G** **GOODCHILD**  
ESTATE AGENTS

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## PROPERTY OVERVIEW

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Occupying an elevated position within the sought after village of Almondsbury, this beautifully presented semi-detached period cottage (approx. 889 Sq. Ft.) offers a wonderful balance of character, modern upgrades and far-reaching estuary views.

The property has been thoughtfully improved by the current owner and now presents in immaculate condition throughout, blending traditional cottage charm with contemporary finishes. A generous entrance porch/hall provides a welcoming introduction and leads through to a spacious dining room, ideal for everyday living and entertaining. To the front, the bay-fronted sitting room offers a cosy retreat, complete with character features and a wood-burning stove creating a warm focal point.

To the rear, the upgraded shaker-style kitchen features a Belfast sink, quality work surfaces and a practical layout, complemented by underfloor heating and a convenient ground floor cloakroom. The accommodation flows naturally, creating a homely and versatile living space.

Upstairs, two well-proportioned bedrooms are served by a stylish modern bathroom, also benefiting from underfloor heating. The principal bedroom enjoys elevated outlooks across Lower Almondsbury towards the Severn Estuary and Wales beyond, where spectacular sunsets form part of the ever-changing backdrop.

Externally, the property enjoys a generous rear garden offering a peaceful and private setting, ideal for relaxation or entertaining. Mature planting enhances the sense of seclusion while retaining a cottage-style feel. Additional benefits include gas central heating and double glazing, improving both efficiency and sustainability.

Overall, this is a rare opportunity to acquire a charming village cottage that has been sympathetically modernised whilst retaining its individual character.

### Location

Almondsbury is a highly regarded village ideally positioned for access to Bristol, the M4/M5 motorway network and Bristol Parkway Station. The village itself offers a strong sense of community with a popular primary school, local shops, The Bowl Inn public house, doctor's surgery and dental practice. Cribbs Causeway and The Mall are also within easy reach, providing a wide range of retail and leisure facilities.

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# KEY DETAILS

- A Charming Semi-Detached Period Cottage
- 2 Well-Proportioned Bedrooms
- Upgraded Modern Shaker Style Kitchen
- Elevated Position With Estuary Views
- Generous Private Rear Garden

Guide Price: £379,950

Tenure: Freehold

Council Tax Band: D

Local Authority: South Gloucestershire

Vendors Onward Position:

Onward Purchase

EPC: D

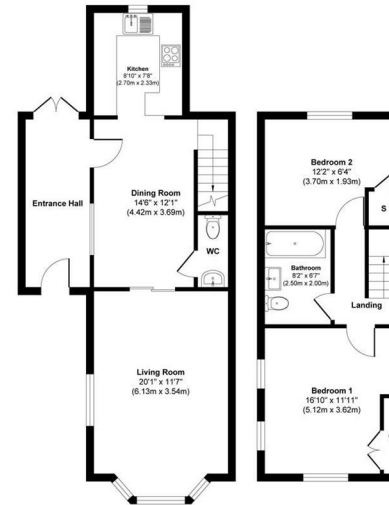
Viewing: By appointment only



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Ground Floor  
Approximate Floor Area  
534 sq. ft  
(48.64 sq. m)

First Floor  
Approximate Floor Area  
355 sq. ft  
(33.00 sq. m)

**Approx. Gross Internal Floor Area 889 sq. ft / 81.64 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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