



Fermain The Orchard, Bristol, BS39 4BG

Offers In Excess Of £540,000

Nestled in the charming village of Pensford, Bristol, Fermain, The Orchard is a beautifully presented three-bedroom detached family home that offers both comfort and style. This delightful property is set within a generous plot, surrounded by established and mature gardens that create a serene environment, perfect for entertaining guests or enjoying quiet moments of relaxation.

As you explore the grounds, you will be captivated by the picturesque views of the countryside and the iconic Pensford viaduct, which add to the home's appeal. The property has potential to extend, being situated in the middle of it's plot.

The spacious layout includes three well-proportioned bedrooms, making it an ideal space for families. Additionally, the property features a double garage and off-street parking, providing convenience for residents and visitors alike.

Located close to local amenities, The Orchard offers easy access to essential services and transport links to both Bristol and Bath, making it a perfect choice for those who appreciate the balance of rural charm and urban convenience. This home is not just a place to live; it is a sanctuary that invites you to create lasting memories.

Entrance via uPVC double glazed obscured glass door into

Hallway

Single radiator, doors to

Kitchen/Breakfast Room

11'11" x 14'1" (3.65 x 4.31)



uPVC double glazed window to side aspect, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, integrated AEG gas hob with extractor over, integrated oven, microwave, Neff dishwasher and space for washing machine, under unit fridge and freezer, breakfast bar area, single radiator, spot lights.

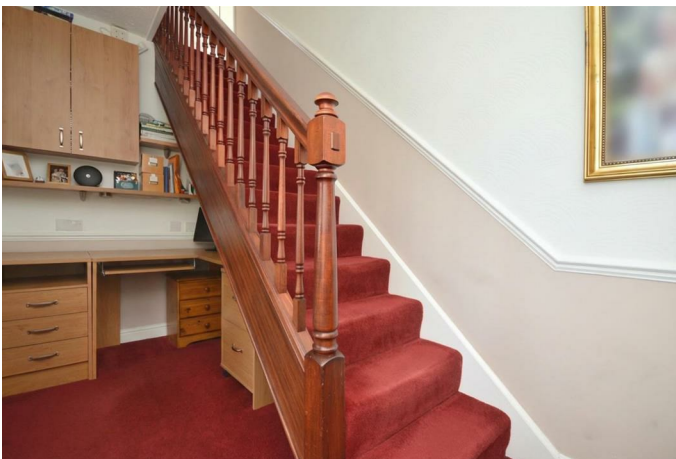
Sitting/Dining Room

17'1" x 22'0" (5.22 x 6.71)



uPVC double glazed floor to ceiling window to front aspect, uPVC double glazed additional window to front aspect, uPVC double glazed patio doors to side garden, 2 separate double radiators, feature fire place with stone surround, door to

Inner Hallway



uPVC double glazed window to front aspect, single radiator, small office space area under stairs, stairs rising to first floor landing

First Floor Landing

Access to loft space, single radiator, uPVC double glazed window to side aspect, doors to

Master Bedroom

10'4" x 14'5" (3.17 x 4.40)



uPVC double glazed windows to rear and side aspects, double radiator, fitted wardrobes.

Bedroom Two

8'9" x 11'5" (2.68 x 3.48)



uPVC double glazed windows to side and front aspects enjoying countryside views towards Pensford viaduct, double radiator, fitted storage cupboards, pedestal wash hand basin with taps over and storage beneath.

Bedroom Three

10'4" x 7'3" (3.17 x 2.22)



uPVC double glazed window to rear aspect, double radiator.

Family Bathroom

8'9" x 8'6" (2.69 x 2.60)



Obscured uPVC double glazed windows to front and side aspects, suite comprising corner bath with mixer taps, separate shower cubicle with shower over, close coupled w/c, bidet, pedestal wash hand basin with taps over, heated towel rail, spot lights.

Outside



The front of the property has a gravel driveway providing off street parking for several vehicles and access to the double garage. Steps lead to the front door. There is a gravel area to the side of the property ideal for garden furniture, the remainder is laid mainly to lawn, with a selection of mature shrubs trees and

plants. There is also a garden shed for outside storage. Step up to the beautifully landscaped rear garden which is laid mainly to lawn enjoying countryside views towards Pensford viaduct. A further garden shed is situated here, along with the oil tank. The rear garden wraps around to the side giving a further "secret garden" with a patio area ideal for al fresco dining.

Double Garage

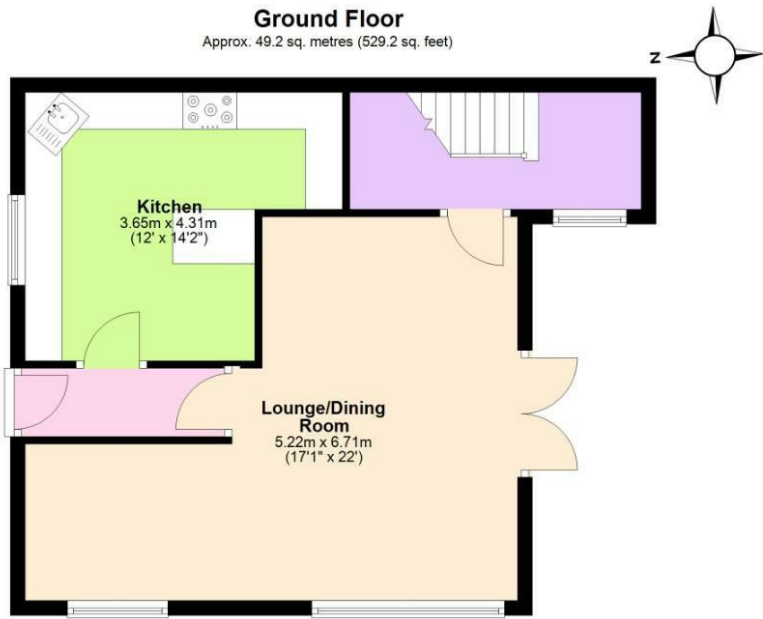


Power and light is connected, 2 separate up and over doors.

Directions

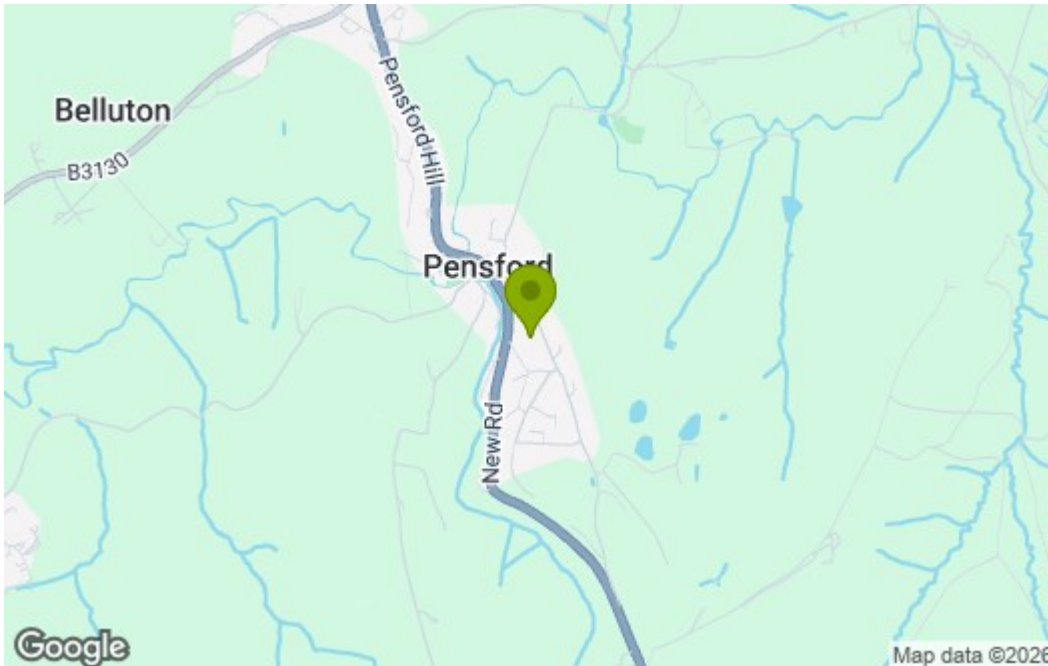
Sat Nav BS39 4BG

Floor Plan

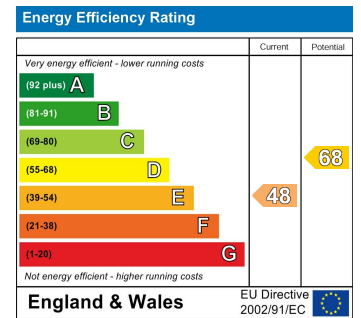


Total area: approx. 95.5 sq. metres (1028.4 sq. feet)
Fermain, Pensford

Area Map



Energy Efficiency Graph



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