17 Springfield Road, Pill, BS20 0DP

Goodman & Lilley

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Guide Price £795,000

Built in 1939, a substantial detached family home, lived in by the current owners for 30 years, offering beautifully proportioned and highly versatile accommodation arranged over two floors. Typical of the era, the property enjoys attractive brick-built façades with spar-dashed rendered elevations beneath a pitched clay tiled roof, combining period character with modern enhancements, including a recent new main boiler and new radiators in 2024.

On entering, a porch with an inner door leads through to a welcoming entrance hall, a superb circulation space with oak staircase stairs rising to the first-floor landing. From the hall, doors radiate to the principal reception rooms, kitchen, snug, and a fifth bedroom with en-suite shower room and separate combi-boiler. The living room is a generous and light-filled reception space, featuring an open-grate fireplace with Bath Stone Minster surround as a central focal point. A window overlooks the front aspect, while triple-glazed bi-folding doors to the rear open seamlessly onto the garden, creating an ideal environment for both family living and entertaining.

Adjacent to the living room, the sitting room (currently used as a large study), is equally well-proportioned and enjoys a pleasant outlook via a double-glazed bay window overlooking the rear garden, further enhancing the home's excellent reception space. The kitchen/diner is spacious and well-appointed, fitted with a comprehensive range of wall, base and drawer units complemented by quartz work surfaces. A chimney recess houses an inset five-ring induction hob, and there is an inset twin Belfast sink with mixer tap. Integrated appliances include a fridge/freezer, dishwasher and pyrolytic electric fan-assisted oven. To the rear, the kitchen flows into a defined dining area with ample space for a family-sized table and triple-glazed bi-folding doors opening onto the rear garden, perfect for indoor-outdoor living.

A door from the kitchen leads to the utility room, which in turn provides access to a cloakroom and a further door opening to the side of the property, offering practical day-to-day convenience.

Located to the front of the property and accessed from the entrance hall, the snug and fifth bedroom with en-suite shower room and airing cupboard, create an excellent self-contained annexe area, ideal for a dependent relative, guest accommodation, or home office suite, demonstrating the home's exceptional flexibility.

The first floor continues the theme of generous proportions, with a spacious landing providing access to a walk-in linen cupboard housing the main combi-boiler and doors opening to four double bedrooms and the family bathroom. The principal bedroom is particularly impressive, enjoying a triple aspect that floods the room with natural light and enhances the sense of space. A door leads through to the en-suite facilities, creating a comfortable and private retreat. Bedrooms two and three are also well-sized doubles, offering ample space for bedroom furniture and ideal for family members or guests. Bedroom four benefits from an adjoining dressing area or snug, providing flexibility for use as a study space, reading area or enhanced storage, depending on requirements. The family bathroom is fitted with a four-piece suite comprising a shower enclosure, Jacuzzi bath, pedestal wash hand basin and a low-level WC set within a unit, serving the remaining bedrooms.

Outside

The rear garden at over 30m in length, is undoubtedly a standout feature of the property - generous in size, wonderfully private and beautifully established. Thoughtfully landscaped, it is richly planted with specimen trees, mature shrubs and well-stocked floral borders, creating colour and interest throughout the seasons. Meandering pathways weave through the garden, leading to a variety of secluded seating areas, perfect for relaxing or entertaining. A substantial patio extends across the rear elevation, where the two sets of bi-folding doors from the kitchen and living room open out to create an exceptional indoor–outdoor living space, seamlessly connecting the interior with the garden beyond - ideal for modern family life and summer gatherings. Beyond the patio, the garden continues to three separate but inter-linked an areas of lawn at the rear, offering additional space for recreation. A door provides access to the rear of the garage, adding further practicality to this superb outdoor setting.

Garage & Driveway

The integral garage is accessed from the generous driveway via an electric up-and-over door, opening into a spacious garage with a sink and notably high ceiling, offering excellent storage potential or scope for workshop space if required. A personal door to the rear provides direct access into the garden, adding further convenience and practicality. The driveway itself provides ample off-road parking for multiple vehicles, enhancing the property's overall functionality for family living.

Location

Pill is a well-established and highly regarded village nestled along the banks of the River Avon, offering a wonderful blend of community spirit, convenience and semi-rural charm. Its location makes it particularly desirable, with excellent access to nearby towns and cities while maintaining a peaceful village atmosphere.

Amenities & Lifestyle

The village benefits from a strong selection of day-to-day amenities, including a well-stocked Co-op, independent shops, cafés, a pharmacy, a doctors' surgery, several traditional pubs and an active community centre. Pill also enjoys plenty of green space, riverside walks and access to the beautiful countryside of the Avon Gorge and Leigh Woods, making it a fantastic setting for families and outdoor enthusiasts.

Schools

Pill is well-served by local schooling. Crockerne Church of England Primary School sits at the heart of the village and is popular with local families. For secondary education, St Katherine's School is just a short distance away in Ham Green, offering a wide catchment area and strong transport links. The proximity to Bristol also places a range of highly regarded independent and state schools within easy reach.

Excellent Transport Links

Pill's location is one of its greatest strengths. Junction 19 of the M5 is only a few minutes away, providing quick access to the national motorway network. Portishead is just a short drive, offering additional shops, a marina, restaurants and leisure facilities, while Bristol city centre is easily reached by road in around 15–20 minutes (traffic dependent).

The New Train Line – A Major Advantage

One of the most exciting developments for the village is the long-awaited Portishead–Bristol railway line, with Pill designated as one of the key stations. The return of passenger rail services will significantly enhance connectivity, offering direct routes into Bristol Temple Meads. This is expected to greatly benefit commuters, reduce road congestion and have a positive impact on property values and local businesses. The new transport link is already generating enthusiasm and adding to the village's appeal.

Property Information

To arrange a viewing or to learn more about this exceptional property, please contact Goodman & Lilley on 01275 430440 or email sales@goodmanlilley.co.uk. Our property experts will be delighted to assist you in exploring this wonderful opportunity.

M5 (J19) – 3 miles, M4 (J20) – 11 miles, Bristol Parkway Station – 14 miles, Bristol Temple Meads Station – 10.5 miles, Bristol Airport – 12 miles (distances are approximate)

Tenure: Freehold

Local Authority: North Somerset Council, Tel: 01934 888888

Council Tax Band: E

Services: All mains services connected

- Substantial 1930's detached family home
- Impressive living room with open-grate fireplace and triple-glazed bi-folding doors to garden
- Future Plans For a Train Station, providing convenient rail links to Bristol Temple Meads and beyond
- Five bedrooms, ground floor bedroom with en-suite – ideal annexe potential
- Beautifully landscaped, private rear garden with patio and meandering pathways
- Attractive 1930's character features typical of the era
- Approximately 2512.10 SQ.FT/233.4 sq. meters
- Integral garage with electric door and ample driveway parking
- Popular Village Location

LORD of RINGS
HOBBIT

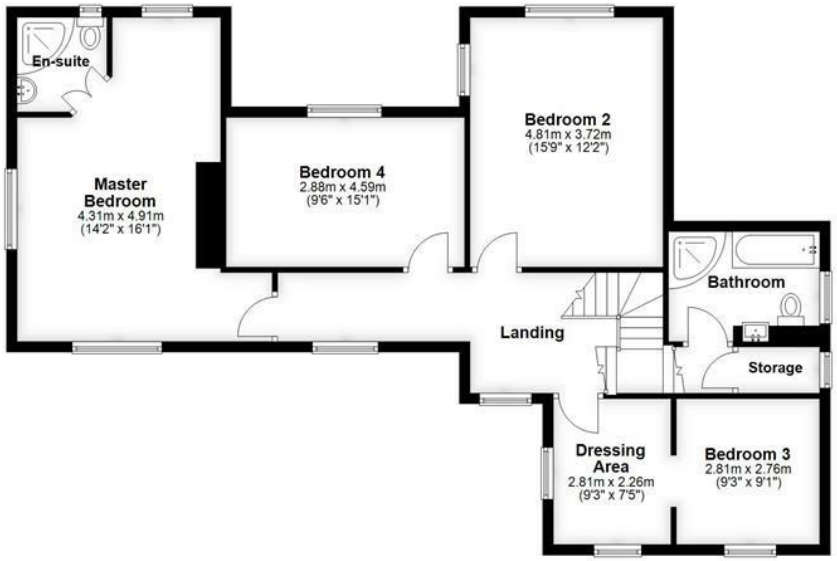
GOODMAN
& LILLEY

Ground Floor

Approx. 137.1 sq. metres (1476.0 sq. feet)

First Floor

Approx. 96.3 sq. metres (1036.1 sq. feet)



Total area: approx. 233.4 sq. metres (2512.1 sq. feet)

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