

# Severnside Estate Agents



**Peacehaven, The Street, Olveston, BS35 4DR**

**£695,000**

**115 Beach Road, Severn Beach, Bristol, BS35 4PQ**

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## **Viewing by arrangement with Severnside Estate Agents Ltd**

Severnside Estate Agents are delighted to present this beautifully restored and fully renovated Grade II listed period home; believed to date back to the 1740's. The restoration has been carried out with meticulous attention to detail, resulting in a truly unique property situated in the heart of the highly sought-after village of Olveston, within a designated conservation area.

This exceptional home successfully combines period character with modern comfort, offering features such as gas central heating, partial double glazing to the rear elevation, a complete rewire, additional insulation, and a full render. These thoughtful improvements have elevated the property's energy performance to a respectable standard, helping to reduce its carbon footprint while keeping annual energy costs lower.

Briefly comprising an exquisite original entrance porch, the property opens into a warm and welcoming lounge where the character of this wonderful home is immediately felt. Original flagstone flooring, a large ornate open fireplace, and sash windows with shutters set the scene.

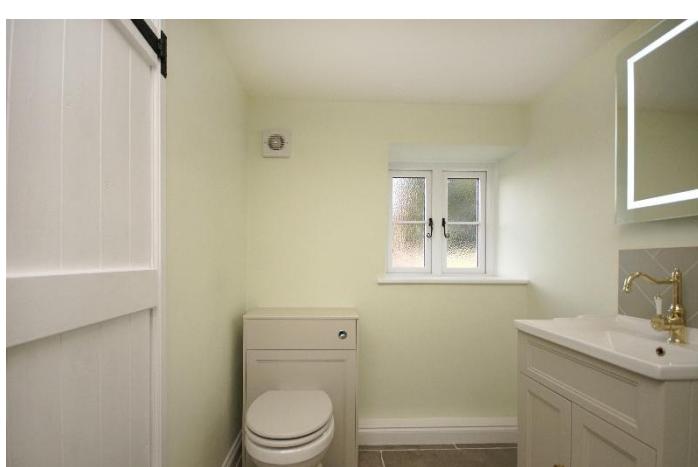
To the right lies a stunning new kitchen and dining area, complete with a bay window and seating to the front, and double doors leading to the rear garden. Light and spacious with vaulted ceilings, this room exudes elegance with its tall Shaker-style cabinetry, complemented by a touch of modern luxury including Bosch appliances, induction hob, and an instant hot water tap.

To the left of the entrance lounge is a further reception room featuring sash windows with shutters and a Victorian-style open fireplace.

Flowing through from the lounge into the rear entrance hall—with flagstone-effect flooring and ample storage—there is a thoughtfully designed utility space under the stairs with worktop and washing machine provision. To the left is the fourth bedroom, while to the right sits a fabulous downstairs bathroom, finished to the highest standard with a real sense of luxury and space.

Upstairs, the third bedroom is found to the right, while opposite lies the exquisite family bathroom. Complete with a roll-top bath and marble-topped double vanity, this room truly delivers the wow factor.

To the front of the property are bedrooms one and two, both full of character with sash windows, open fireplaces, and fitted wardrobe space.



Olveston has a well-regarded primary school within the village and falls within the catchment area for Marlwood senior school, with a choice of local colleges and further education facilities also easily accessible.

The village itself offers excellent everyday amenities including a convenience store with post office, a welcoming pub, and a historic church. While enjoying all the charm and community spirit of a small village, Olveston also benefits from its close proximity to The Mall at Cribbs Causeway – the South West's premier shopping destination. Here you'll find a wide variety of shops, restaurants, supermarkets, a cinema, bowling alley, fitness gym and extensive retail parks catering for all your needs.

For leisure and family entertainment, 'The Wave' – England's first inland surfing destination – and the 'Bristol Zoo Project' are both nearby, providing fun for all ages. Excellent transport links include local bus services into Bristol and the nearby M4/M5 interchange, making Olveston an ideal location for commuters.

## **ENTRANCE**

Via the entrance door into the porch, with the original beautifully restored front entrance door leading through to:

### **ENTRANCE LOUNGE**

**4.30m x 3.54m (14'1 x 11'7)**

Restored original flagstone flooring, an ornate cast iron open fireplace, and a traditional sash window with shutters. Cast iron radiator and beautifully restored original doors leading to the kitchen, lounge, and rear hall.

### **LOUNGE**

**3.54m x 3.18m (11'7 x 10'5)**

Restored sash window with shutters to the front aspect, Victorian-style open fireplace with marble mantel piece and cast-iron radiator.

### **KITCHEN/DINER**

**5.82m x 4.18m (19'1 x 13'9)**

Stunning luxury, extra-height Shaker-style units with complementary worktops, incorporating a breakfast bar and space for a dining table. Fitted with a full range of integral Bosch appliances, including fridge-freezer, oven with grill, microwave, five-zone induction hob with hood, and an instant hot water tap over a ceramic one-and-a-half bowl sink.

Double doors open onto the garden, with a large glazed rear window and a charming bay window with built-in seating to the front. Additional Shaker-style cabinetry provides a display area and houses the Worcester Bosch gas combination boiler, supplying hot water and central heating. Cast iron radiator and luxury vinyl tile (LVT) flooring complete this impressive space.

### **REAR HALLWAY**

Flagstone-effect flooring with a utility area beneath the stairs, incorporating a worktop with space for a washing machine. Stairs rise to the first floor, and a door leads directly out to the rear garden.

## **DOWNSTAIRS SHOWER ROOM**

Featuring a double-glazed obscure window, flagstone-effect flooring, and a spacious walk-in shower with stylish herringbone waterproof wall panelling. A modern vanity unit with sink, WC, and a designer gold towel radiator complete the space.

## **BEDROOM FOUR/RECEPTION**

**3.18m x 2.74m (10'5 x 9')**

Double glazed window overlooking the rear garden, with cast iron radiator.

## **LANDING**

### **BEDROOM ONE**

**3.74m x 3.63m (12'3 x 11'11)**

Original sash window to the front aspect, featuring an ornate cast iron open fireplace and cast iron radiator.

### **BEDROOM TWO**

**3.65m x 3.63m (12' x 11'11)**

Original sash window to the front aspect, featuring an ornate cast iron open fireplace and cast iron radiator.

### **BEDROOM THREE**

**3.32m x 2.76m (10'11 x 9'1)**

Double glazed window overlooking the rear garden, with cast iron radiator.

## **BATHROOM**

Luxury bathroom featuring a double-glazed obscure window, cushioned Victorian tile-effect flooring, and an ornate claw-foot bath with shower attachment. The space also boasts a vanity unit with inset twin sinks set into a marble top, a walk-in shower with a large recessed shower head and herringbone waterproof wall panelling, WC, and a chrome and white Victorian-style heated towel radiator.

## **FRONT**

The property's striking façade is set behind a mature hedge and wall border, with a gated pathway leading to the grand front porch. Neatly paved areas flank the pathway, while a private driveway offers off-street parking and gated side access to the rear garden.

## **REAR**

From its elevated position the rear garden encapsulates panoramic views of the surrounding area. Fully enclosed and predominantly laid to lawn, it features inviting patio areas perfect for outdoor dining and relaxation. Well-established shrub borders and a mature apple tree lend a charming rustic cottage feel, while the space also provides access to the original outbuilding and a gated side entrance leading to the front of the property. (This side entrance can also be used as an emergency exit from the neighbouring property).

NB. In accordance with section 21 of the estate agent act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a member of staff within Severnside Estate Agents.

### **List of renovations – Peacehaven**

The full renovation comprises of extensive external works including –

Entire roof being removed and fully restored including replacement timbers and lead as required.

New insulation.

Re building of chimney stacks and replacement pots.

Replacement of coping stones.

New fascia, soffits and guttering.

All windows replaced or restored.

Old render removal back to stone and replaced with a breathable lime render system.

Completely new roof to side extension.

Extensive works to front porch, rear garden and out building.

New dropped curb for off street parking.

### **Internal works**

Re wired throughout, complete new gas central heating system with Worcester Bosch Boiler.

All walls that have been taken back to stone have been built back up with warm coat lime plaster base coat which is also a form of insulation.

Original sash windows have been fully restored.

Walls and ceilings have been repaired or plastered.

Floor boards removed and timbers replaced (where required), then fully insulated and vapour barriered.

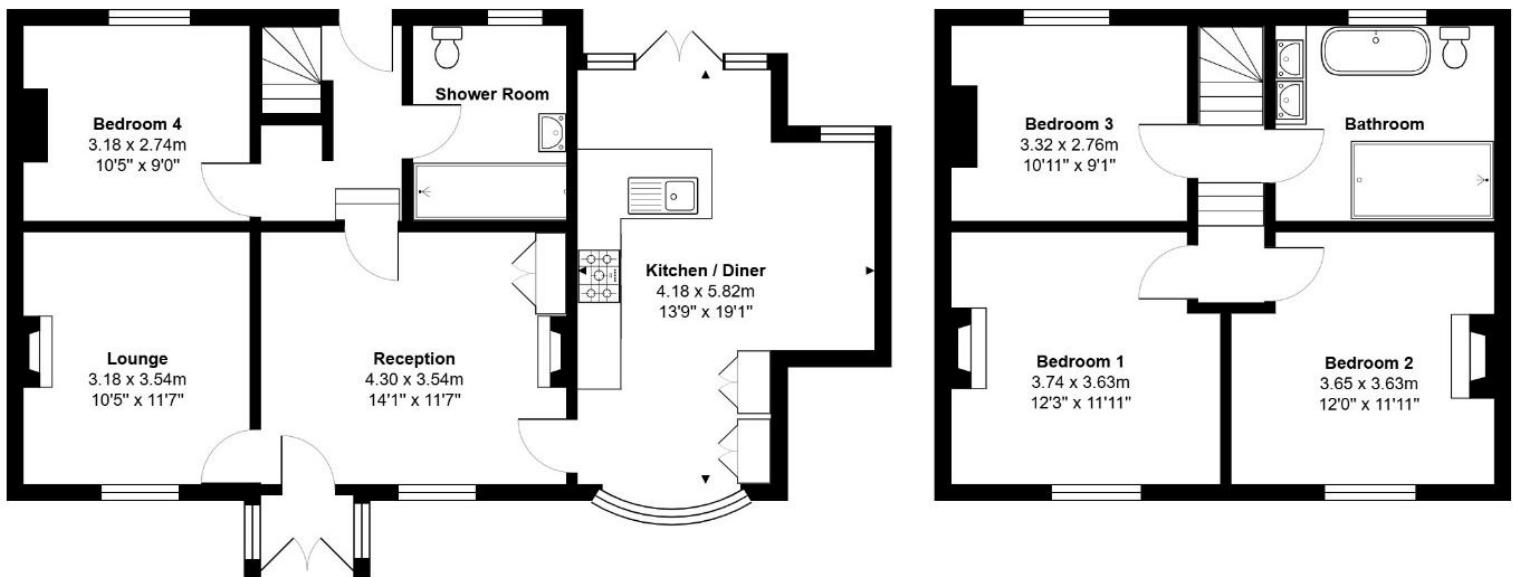
New Cast iron radiators.

Fully decorated throughout.

New carpets.

Original internal doors fully restored.

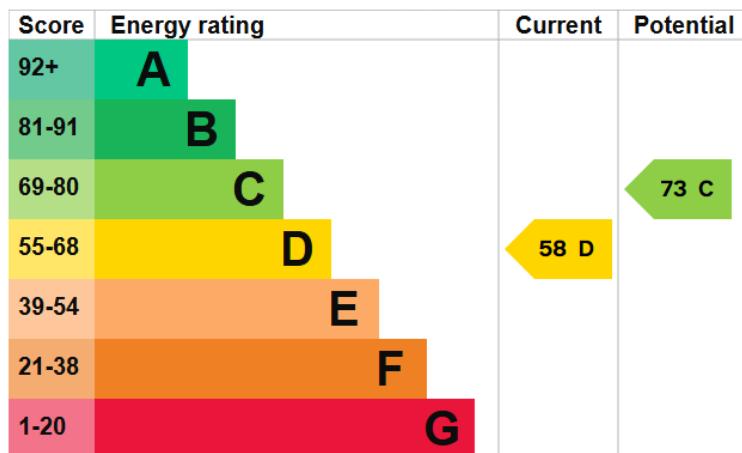
New bathrooms and new kitchen.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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|---|---|
| Peacehaven<br>The Street<br>Olveston<br>BRISTOL<br>BS35 4DR | Energy rating<br><b>D</b>                             |
| Valid until<br><b>4 August 2035</b>                         | Certificate number<br><b>1835-2628-2300-0829-4202</b> |

|                  |                   |
|------------------|-------------------|
| Property type    | Detached house    |
| Total floor area | 116 square metres |



**TENURE:** The vendor has advised us that the property is freehold.

Purchasers should obtain confirmation of this through their solicitor

1. These details are intended for guidance and to assist you in deciding whether to view the property.
2. Appliances, equipment and services have not been tested by Severnside Estate Agents Ltd. Measurements are not guaranteed.
3. These particulars are provided on the understanding that all negotiations will be done through Severnside Estate Agents Ltd.

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