



LILAC COTTAGE, 24 WEST STREET, BRISTOL, BS30 9QS



24 WEST STREET

BRISTOL BS30 9QS

- Semi-rural location
- Close proximity to local schools
- EPC C
- Excellent transport links
- Off street parking
- Chain Free

SUMMARY

Believed to date back to 1800, this charming terraced cottage presents a wonderful opportunity to acquire a characterful home with excellent potential for enhancement. Retaining the appeal and charm associated with a period property, the cottage offers scope for a purchaser to sympathetically modernise and personalise the accommodation, creating a home that successfully combines contemporary living with its historic character.

The accommodation is arranged over two floors and comprises a welcoming lounge and fitted kitchen to the ground floor, together with a family bathroom. Upstairs, there are two sizeable bedrooms, both offering generous proportions and an abundance of natural light.

Externally, the property benefits from the considerable advantage of off-street parking and a delightful garden of excellent size. Beautifully positioned to enjoy the outdoors, the garden provides a lovely setting for relaxation, entertaining and gardening, with ample space to further enhance the landscape if desired.

The property's EPC rating of C is indicative of a home that has been well maintained and cared for, providing reassurance regarding its overall condition. Whilst some areas may benefit from updating and modernisation, the cottage offers exciting potential for a new owner to inject creativity and style, breathing new life into the property while preserving and celebrating its inherent period features and cottage charm.

Combining historical character, practical living accommodation, off-street parking and a wonderful garden, this attractive cottage represents an excellent opportunity to create a truly individual home in a sought-after village setting.

LOCATION

24 West Street occupies a prime position in the heart of Oldland Common, a highly regarded village ideally situated between the vibrant city of Bristol and the historic city of Bath. Combining village charm with excellent connectivity, the area is particularly popular with families and professionals seeking a semi-rural lifestyle without compromising on convenience.

Bristol, Bath and Keynsham are all within easy reach, with excellent road links via the A4174 Ring Road and convenient access to the M4 and M5 motorway networks. Regular bus services serve the area, while nearby Keynsham railway station provides direct services to Bristol Temple Meads, Bath Spa and London Paddington.

The village offers an excellent range of everyday amenities, including local shops, cafés, public houses, a pharmacy, post office and healthcare facilities. More extensive shopping and leisure facilities are available at Longwell Green Retail Park and in the centres of Bristol, Bath and Keynsham. The area is also well served by a selection of highly regarded primary and secondary schools.

Surrounded by attractive countryside and green spaces, Oldland Common offers superb opportunities for outdoor recreation, with Warmley Forest Park, Willsbridge Valley and the Avon Valley all nearby. The renowned Bristol & Bath Railway Path is also easily accessible, providing a scenic traffic-free route for walking, running and cycling.

Offering an outstanding balance of village living, excellent transport links, well-regarded schools and beautiful surroundings, 24 West Street enjoys an enviable position in one of South Gloucestershire's most desirable residential locations.

ADDITIONAL INFORMATION

Tenure; Freehold

Council tax band: C (South Gloucestershire council)

EPC: C (valid until 2036)

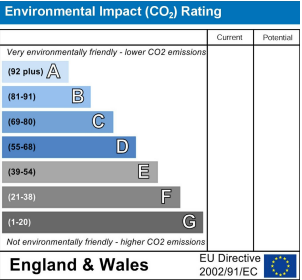
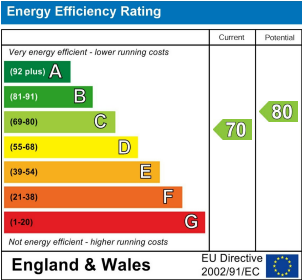
Additional Information: Mains gas, electric, water & drainage

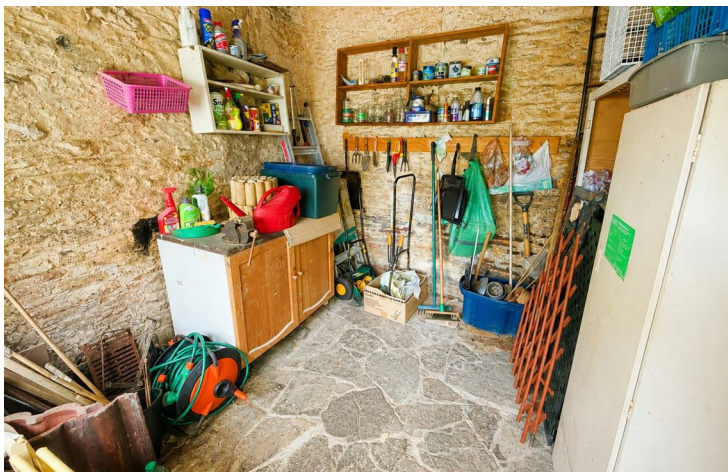






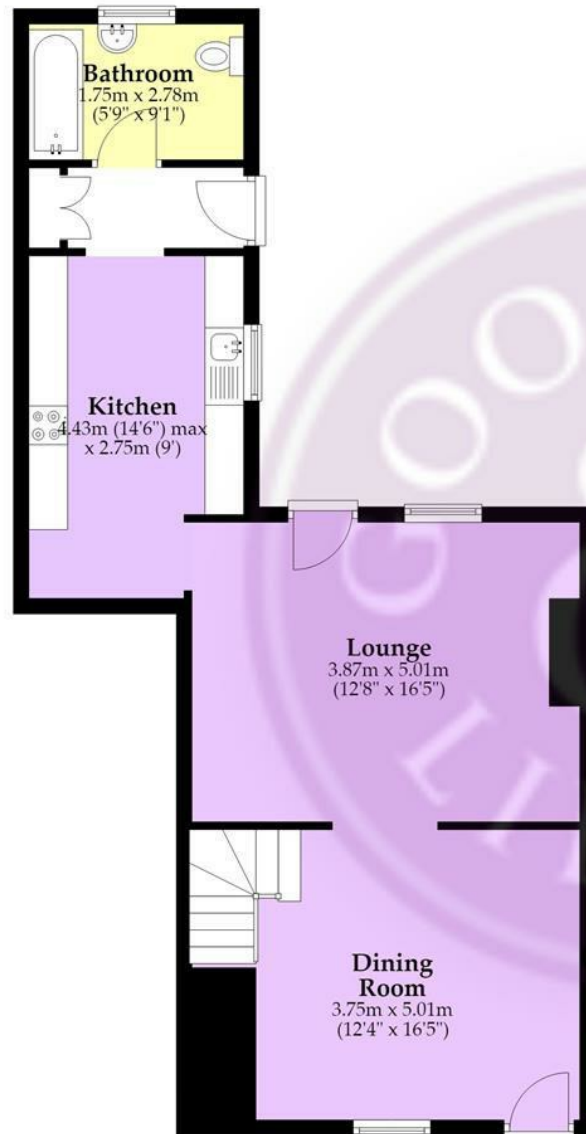
Broadband type Average download speed Availability
ADSL Under 24Mbps 100%
Superfast 24-100Mbps 100%
Ultrafast 100-999Mbps 86.4%
Gigabit 1000Mbps 86.4%
Disclaimer: Average download speed bands provided by Uswitch. Availability provided by Ofcom.





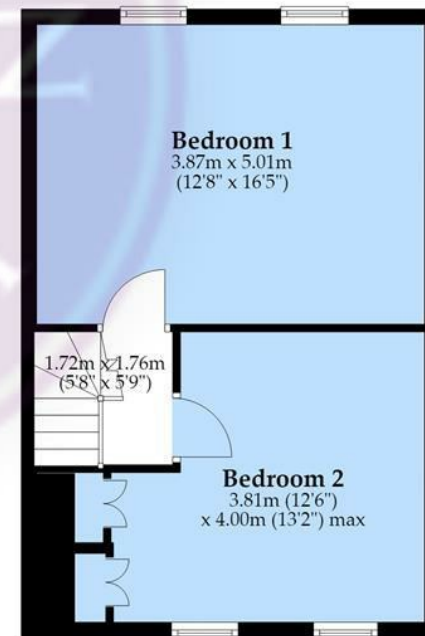
Ground Floor

Approx. 58.5 sq. metres (630.0 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.2 sq. feet)



Total area: approx. 97.7 sq. metres (1051.2 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.



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