



17 CADBURY HEATH ROAD
WARMLEY
BRISTOL
BS30 8BX
OFFERS OVER £475,000

OFFERING SIZEABLE ACCOMMODATION OVER A THREE FLOOR ARRANGEMENT, AND SET WITHIN THE POPULAR RESIDENTIAL AREA OF WARMLEY, CAN BE FOUND 'SPRING VIEW', A CHARACTERFUL STONE BUILT COTTAGE DATING BACK TO 1892.

Having undergone a complete transformation under the current ownership, the property now benefits from a double storey side extension, large single storey extension to the rear & a well considered loft conversion, resulting in versatile accommodation sure to appeal to families searching for more space. However, although the property has been extended to meet modern requirements, 'Spring View' still retains its period charm, impressing with an attractive stone facade, and benefitting from quaint features throughout.

On arrival, the property welcomes with an entrance hall, opening to a large lounge that sits to the front of the ground floor, boasting a statement log burner with a solid oak mantle & flagstone hearth. From here an internal lobby opens into the extended kitchen/dining area, an ideal space for entertaining social get togethers or family parties, boasting excellent natural light from the feature bi-folding doors, and multiple Velux windows. The bespoke fitted kitchen exudes a premium feel, benefitting from stone worksurfaces, spotlighting & underfloor heating, in addition to the timeless shaker style oak units. Completing the ground floor accommodation is a practical three piece shower room, ideal for hosing down the dog after the nearby countryside walks.

To the first floor, a spacious landing gives access to three well-proportioned double bedrooms, with the primary bedroom benefitting from a three piece ensuite shower room, and an additional family bathroom with shower over bath. Finally, the second floor offers two further bedrooms, one of which being a large double room, with the other being a comfortable single room. Throughout the home, the property offers ample storage, with every nook & cranny thoughtfully utilised, perfect for growing families.

Externally, 'Spring View' continues to impress, enjoying an established rear garden, benefitting from enviable privacy from the neighbouring properties. The garden comprises a raised decked area, with a glass balustrade, perfect for sitting out and enjoying a summer tippie, with steps leading down to a paved patio, and an area laid to lawn with mature fruit trees. The garden wraps around to the side, where the property offers further covered storage, in addition to the integral single garage & basement area. To the front aspect, the driveway offers off street parking for two vehicles, a further practical benefit to add to this complete offering.

The property enjoys a convenient location, situated within easy reach of local amenities, whilst also having several open green spaces nearby. Not only this, but the property offers excellent commuting links, with the A4174 being a short drive away giving easy access to Bristol & beyond.

A unique & sizeable home, 'Spring View' simply has to be viewed.





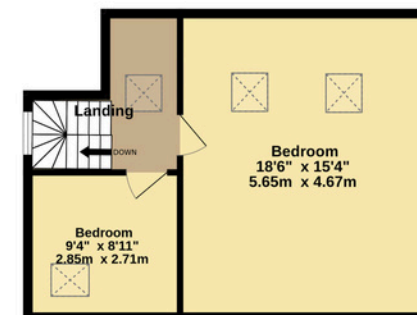
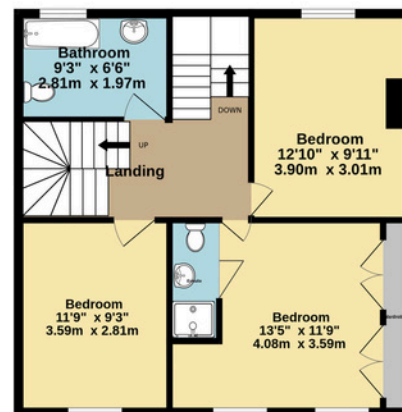
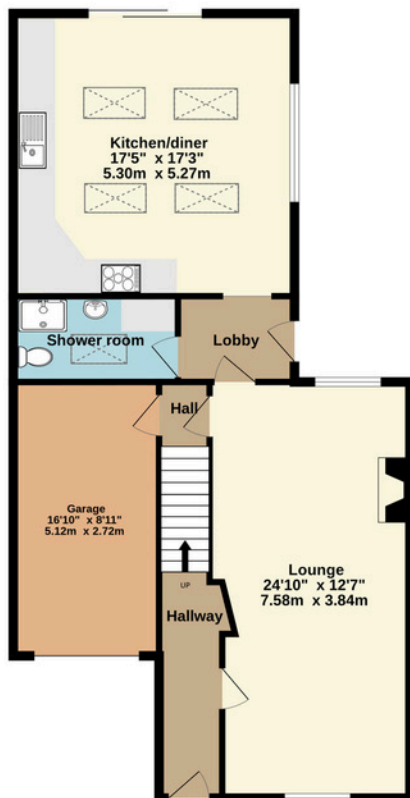
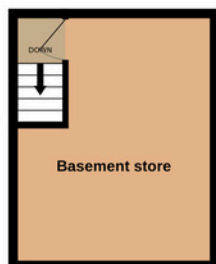


Basement
192 sq.ft. (17.8 sq.m.) approx.

Ground Floor
927 sq.ft. (86.1 sq.m.) approx.

First Floor
583 sq.ft. (54.2 sq.m.) approx.

Second Floor
435 sq.ft. (40.4 sq.m.) approx.



Five Bedroom Detached Home

TOTAL FLOOR AREA : 2137 sq.ft. (198.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy performance certificate (EPC)

17 Cellbury Heath Road BRISTOL BS30 8BX	Energy rating C	Valid until: 23 November 2031
		Certificate number: 9297-0200-2599-4755-0700

Property type	Detached house
Total floor area	182 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

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Energy rating and score

This property's energy rating is C. It has the potential to be B.

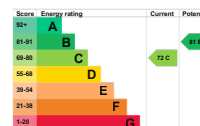
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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