



8 FRIENDLY ROW, PILL BS20 0BH

A well-proportioned three-bedroom home offering approximately 1,069 sq ft of accommodation arranged over three floors, with the added benefit of a converted loft room providing valuable and versatile additional living space.

The ground floor comprises an entrance hall leading into a comfortable living room, together with a good-sized kitchen/dining room which provides a practical space for everyday family living and entertaining. The layout is straightforward and well balanced, with good proportions throughout.

To the first floor are three bedrooms and a family bathroom, including a particularly generous master bedroom alongside two further bedrooms. The accommodation would work well for a family, couple or purchaser looking for additional space for working from home.

The second floor has been converted to create a useful loft room, currently providing an additional flexible area that could be used as a home office, hobby room, games room, teenage retreat or occasional guest accommodation. While the loft conversion adds considerably to the usability of the property, it should be noted that this room cannot be officially classed or marketed as a fourth bedroom.

The property is presented in reasonable condition overall. It is not in pristine or fully refurbished condition, but equally does not require a major programme of works. There is scope for a new owner to modernise and personalise certain areas over time, allowing them to put their own stamp on the property without necessarily requiring substantial immediate expenditure.

OUTSIDE

The west-facing rear garden is designed more as a low-maintenance courtyard than a traditional garden, with the majority of the space laid to patio, providing a practical area for outdoor seating and entertaining. The property also benefits from a useful outbuilding/storage area, which is directly connected to the kitchen and provides excellent additional storage or utility space.

PARKING

To the front, the frontage has been tarmacked to create off-road parking for two to three vehicles.

LOCATION

Pill is an increasingly popular village positioned on the northern edge of North Somerset, offering an appealing combination of village life, countryside and convenient access to both Bristol and Portishead. Set just across the River Avon from Bristol, Pill has a strong community feel while remaining exceptionally well placed for commuters and those wanting easy access to the city.

One of the most significant advantages for the area is the reopening of the Portishead railway line. Construction is now underway on the new Pill station, with passenger services scheduled to commence in winter 2028/29. The planned service will provide an hourly connection to Bristol Temple Meads, with journey times of around 20 minutes from Pill.

Pill also benefits from local healthcare provision, including Heywood Family Practice on Lodway Gardens. North Somerset Council's healthcare assessment confirms the practice provides GP services within Pill.

For everyday amenities, the village has local shops, cafés, pubs and community facilities, while Portishead is only a short distance away, providing a broader range of shopping, leisure, waterfront and recreational facilities. Bristol is similarly accessible by road, with the A369 providing the principal connection towards the city. Regular bus services also currently connect Pill with Bristol and Portishead.



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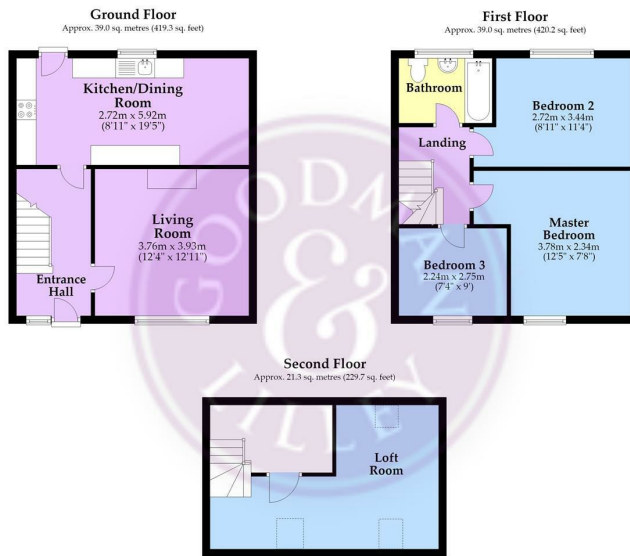
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- Three-bedroom home arranged over three floors
- Converted loft room providing useful additional living space
- West-facing courtyard-style rear garden
- Tarmac frontage providing off-road parking for two to three vehicles
- Approximately 1,069 sq ft of versatile accommodation
- Good-sized kitchen/dining room
- Useful outbuilding/storage area connected to the kitchen
- Popular Village Location

Opening hours vary slightly in each office
Mon to Fri 9am–6pm Sat 9am–4pm

