



Firbank, Publow Lane, Pensford, Bristol, BS39 4HW

Guide Price £760,000

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Quote Reference NF0664 To Arrange Your Viewing

Firbank, is a beautiful five bedroom detached Bungalow tucked away in a private setting within the village of Pensford. Picture perfect views over the famous Pensford Viaduct and Church nearby. The property has been extended over the owners tenure ship as well as boosted with modern technology such as an Air Source Heat Pump, Solar Panels, updated electrics and a recently replaced roof.

There is space in a abundance with this very versatile home for a grown family, multi generational living as well as home office working. Those with green fingers will love the gardens that surround with a choice of areas to enjoy. Parking no less than two double garages and a long sweeping driveway. What a Home this is for you to explore with interest!

Pensford is within 30 minutes of Bristol, the Airport, Open Countryside of the Chew Valley. Great Schools and a wonderful village community.





Porch

1.35m x 1.07m (4'5" x 3'6")

Storm porch, open to the front with an outside light.

Hallway

Obscure double glazed door with stain glass bird motif within, obscure double glazed window next to it, coved ceiling, radiator, stairs to the first floor, door leading to the loft area, double cupboard with shelving and a radiator, heating thermostat control panel, finished with wooden parquet flooring.

Snug

4.79m x 3.91m (15'8" x 12'9")

Double glazed windows to the front and side aspects, coved ceiling, two radiators, central fire place with stone and brick surround, wooden mantle and an inset Stovax wood burner, two wall lights and a television aerial.





Living/Dining Room

7.73m x 4.98m max (25'4" x 16'4")

L-shaped room with double glazed French doors to the side aspect and a double glazed window to the rear aspect, opening into the kitchen, recessed spot lights, coved ceiling, two radiators, television aerial and luxury vinyl flooring.

Kitchen

4.45m max x 4.28m max (14'7" x 14'0") L-Shaped

Double glazed windows overlooking the rear and side aspects, opening to the Living/dining area smoke alarm, a range of wall and base units with tiled splashbacks and laminate work surfaces, an inset 1 & 1/2 bowl sink/drainage unit with a mixer tap over, spaces for an Oven with an Extractor Hood over, dishwasher, Fridge, Freezer, Washing Machine and Tumble Dryer. There is a radiator and the the room has luxury vinyl flooring.



Cloakroom

1.82m x 1.21m (5'11" x 3'11")

Extractor fan, consumer unit, radiator and luxury vinyl flooring. There is a two piece suite comprising of a vanity unit with a wash hand basin and a low level WC.

Bathroom

2.82m x 2.71m (9'3" x 8'10")

Obscure double glazed window to the rear aspect, recessed spot lights, extractor fan, tiled walls, radiator and tiled flooring. There is a five piece suites comprising of a Corner bath, Corner Shower Cubicle with a mixer shower over, Vanity unit with a wash hand basin, Bidet and a low level WC.

Bedroom Three

3.56m x 2.92m (11'8" x 9'6")

Double glazed window to the front aspect, radiator and a range of Hammond fitted wardrobes.



Bedroom Four

3.88m x 2.55m (12'8" x 8'4")

Double glazed window to the rear aspect, coved ceiling, two sets of fitted double wardrobes and a radiator.

Bedroom Five


3.56m x 2.59m (11'8" x 8'5")

Double glazed window to the front aspect, coved ceiling, radiator and fitted large cupboard that extends under the stairs.

Landing





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Bedroom One

5.33m x 3.88m (17'5" x 12'8")

Double glazed window to the front aspect with a double glazed skylight window to the side aspect, radiator and a fitted cupboard with a hanging rail.

Bathroom

2.11m x 1.75m (6'11" x 5'8")

Double glazed skylight to the side aspect, extractor fan, partially tiled walls, radiator and a tiled flooring. There is a three piece suite comprising a Bath with a shower attachment over, pedestal wash hand basin and a low level WC.

Bedroom Two

4.89m x 3.87m (16'0" x 12'8")

Double glazed window to the rear aspect and a double glazed skylight window to the side aspect, radiator and a fitted storage cupboard with a hanging rail.

Loft Room

6.33m x 3.65m (20'9" x 11'11")

Two double glazed skylight windows to the rear aspect, two eave access areas, radiator, modern pressurised water tank and solar pack.

Rear Garden

Wooden fence and wall borders, this area warps from the side garden to the front. Laid to lawn on the whole with deep filled borders and flower and shrubs. There are several fruit trees, two green houses, one with power, to the side is a hard standing ideal for a home office or hot tub. Near the back door is a paved area with flower shrub borders around.

Double Garage

5.41m x 4.16m (17'8" x 13'7")

One & a half size, Up and over door into it, consumer unit, power and light. There was a pit which is now partially filled and covered with wood. Adjoined to the rear of the garage is

Side Garden

This a a beautiful enclosed ornate area, a private garden with a sanctuary feel, full of mature shrubs and trees with a pond including a filtration system, there is a side gate and a patio area. A lovely place to relax in. The French doors from the Living room open onto this area.

Front Garden

Enclosed by a wall and hedge border, open to the driveway, laid to lawn. Immediately in front of the property is a large patio area where you have sublime views over towards Pensford Viaduct and the Church, there is a gate leading into the side garden. Further down the garden is a range of trees and a vegetable garden.

Double Garage

5.35m x 4.69m (17'6" x 15'4")

Two up and over doors into, concrete floor and open within.

Driveway

The Lane leading from the Road belongs to Firbank and access is granted to the neighbour, there is parking next to the garage and as you go through the gates of the property you can potentially park up to eight cars on the long driveway.

Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit. nigelfudge.exp.uk.com

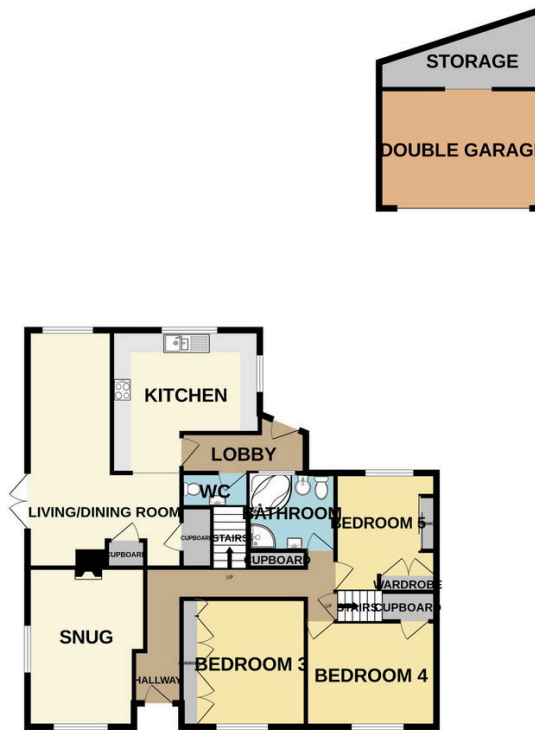
EPC = C Council Tax Band = E (£2,765.35 PA estimate) – Bath & Northeast Somerset.

Services - Mains electricity, Mains water, Mains drainage. Freehold property. Built circa 1962.

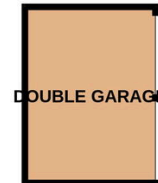
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Prospective purchasers are to be aware that the neighbouring property has submitted plans to extend the existing dwelling to create larger accommodation (Banes planning portal ref: 25/00338/FUL). The property has benefit from mains electric, water, sewerage and air source heat pump central heating. The property additionally benefits from solar panels which are owned outright. The home owns the private driveway which the adjoining neighbour has a right of access across and a 50/50 maintenance responsibility. The property is within an historic coal mining area.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2217sq.ft. (206.0 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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