



Fermain, The Orchard, Pensford, Bristol, BS39 4BG

- Detached Family Home
- Fantastic Views
- Kitchen/Breakfast Room
- Living Room/Dining Room
- Three Bedrooms
- Landscaped Gardens
- Double Garage
- Off Road Parking
- Excellent Travel Links
- Close to Local Amenities

What A View!.

A fantastic family home nestled in an elevated position with far reaching views of Pensford Viaduct. Morning coffee can be taken on the terrace or in the cosy kitchen breakfast room. The main living room has picture windows, and space for both dining and relaxing. There are three good sized bedrooms and a large family bathroom with shower and a corner bath. The wrap around garden has been lovingly tended and includes lawns, patios, a vegetable plot and mature apple trees. A driveway provides parking and access to the double garage and workshop. This house really is one of a kind. Call 01275 333311 to come and see for yourself!

The sought-after village of **Pensford** is situated on the edge of the Chew Valley and is well known for its scenic riverside setting, with the River Chew running through the heart of the village. It lies approximately 8 miles from Bath and around 7 miles south of Bristol, making it well placed for access to both cities.

A prominent feature of the village is the striking Pensford Viaduct, which spans the valley above the historic village centre and provides a distinctive and well-known backdrop.

Pensford has a strong sense of community and offers a good range of local amenities, including three public houses, a village hall, and a village shop with Post Office. A wider selection of shops, cafés, pubs, and restaurants can be found in nearby Chew Magna, which is only a short drive away. The surrounding Chew Valley is renowned for its beautiful countryside, with Chew Valley Lake and Blagdon Lake both within easy reach. These provide opportunities for fishing, sailing, birdwatching, and walking, along with numerous countryside footpaths throughout the area. The wider valley villages are generally unspoilt and each offer their own character and appeal. The village is well served by education facilities, with a highly regarded primary school in Pensford itself, and secondary education available at Chew Valley School and Wellsway School in Keynsham.

Pensford is conveniently located for commuting, with access to the M4 and M5 motorway network via Keynsham. Mainline rail services are available from Bristol Temple Meads and Bath Spa, providing direct connections to London and the wider national rail network. Bristol Airport is also within easy reach, offering a range of domestic and international destinations.







ROOM DIMENSIONS

Ground Floor

ENTRANCE HALL 8'11" x 3'8"

KITCHEN 14'1" x 12'7"

SITTING/DINING ROOM 22'0" x 17'10"

RECEPTION HALL 13'1" x 5'10"

First Floor

LANDING 26'6" x 2'11"

BEDROOM 14'4" x 10'4"

BEDROOM 13'1" x 8'9"

BEDROOM 7'2" x 10'4"

BATHROOM 8'6" x 8'10"

Outside

DOUBLE GARAGE 18'9" x 21'2"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	48 E	
21-38	F		
1-20	G		



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