



Connells

Parkfield Rank
Pucklechurch Bristol

Parkfield Rank Pucklechurch Bristol BS16 9NR

for sale
£285,000



Property Description

Nestled within the desirable village of Pucklechurch and enjoying beautiful far-reaching countryside views, this attractive two-bedroom property offers character, space and exciting potential for a new owner to make their own mark.

The accommodation is arranged over three floors and begins with a welcoming dining room, providing an excellent space for everyday family life and entertaining. To the front, a generous living room with feature fireplace, creating a wonderful space to relax. The kitchen is positioned at the rear of the property and offers a practical layout with access to the garden.

The first floor comprises a spacious double bedroom and an impressive family bathroom, fitted with both a bath and separate shower. A further staircase rises to the second floor where the principal bedroom occupies the entire top floor, creating a bright and spacious retreat with elevated views across the surrounding countryside.

Outside, the property truly comes into its own with an extensive rear garden, providing a fantastic space for gardening enthusiasts, family enjoyment or future landscaping projects. Backing onto open countryside, the garden enjoys a peaceful setting and lovely rural views.

This property offers an excellent opportunity for buyers seeking a home with character, generous outside space and in a village location.

Living Room

A welcoming reception room positioned to the front of the property with feature fireplace. A bright and comfortable space ideal for relaxing and entertaining. Access through to the dining room and kitchen.

Dining Room

A generous reception room, offering ample space for a dining table and chairs. Stairs rise to the first floor and there is access through to the kitchen.

Kitchen

Fitted with a range of wall and base units with work surfaces over. Space for appliances and access to the rear garden.

Landing

Providing access to the first-floor accommodation and staircase rising to the second floor.

Bedroom Two

A well-proportioned double bedroom with window overlooking the surrounding area and space for bedroom furniture.

Family Bathroom

A spacious bathroom fitted with a corner bath, separate shower enclosure, wash hand basin and WC.

Bedroom One

Occupying the entire second floor, this impressive principal bedroom offers excellent floor space and enjoys elevated views across the surrounding countryside.

Outside

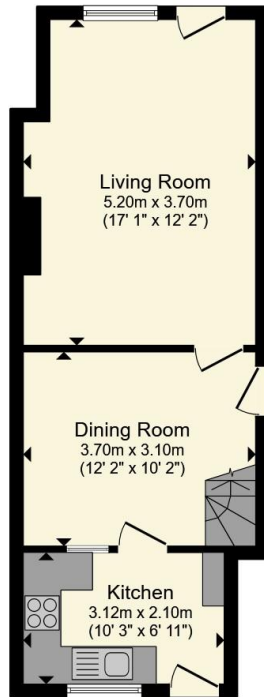
To the rear is an extensive garden, mainly laid to lawn with mature planting and plenty of space for outdoor seating, entertaining and gardening. The garden enjoys a

wonderful backdrop of open countryside, providing a peaceful and picturesque setting rarely found in village homes of this type.

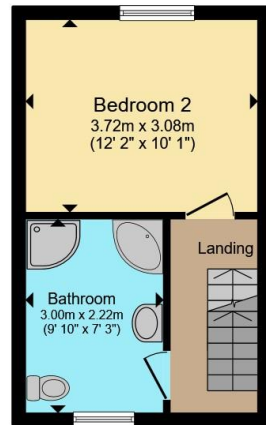
Agent's Note:

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

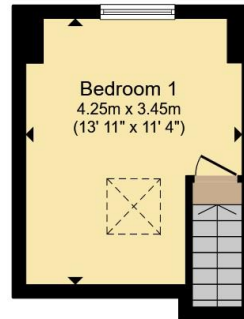




Ground Floor



First Floor



Second Floor

Total floor area 75.6 m² (814 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



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EPC Rating: F Council Tax
Band: B

view this property online connells.co.uk/Property/EME307338

Tenure: Freehold



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