



SARAH CLARK
PROPERTY CONSULTANTS

CHURCHSIDE COTTAGE |
CHURCH HILL, BRISTOL, BS4 4LT

Churchside Cottage is a beautiful period home that effortlessly combines timeless character with practical modern living. Arranged over three floors, the property retains a wealth of original features including exposed stone walls, original fireplaces, timber flooring and an abundance of charm throughout, creating a home of warmth and individuality.

The welcoming ground floor offers excellent living space, perfectly suited to both family life and entertaining. The impressive sitting room is the heart of the home, featuring an attractive exposed stone fireplace with a log-burning stove, creating a wonderfully cosy atmosphere. A separate dining room provides an elegant setting for formal dining and family gatherings, while the additional playroom offers valuable flexibility as a home office, snug or children's playroom.

The well-appointed kitchen has been thoughtfully designed with an excellent range of fitted units, generous worktop space and integrated appliances. A breakfast bar provides the perfect spot for informal dining, while the layout makes it an ideal space for entertaining family and friends.

The first floor comprises two generous double bedrooms and the family bathroom with



Features

- Beautiful 18th-century semi-detached period cottage
- Spacious accommodation over three floors
- Versatile reception rooms
- Character features
- Modern fully equipped kitchen
- Family bathroom and shower room
- Cellar providing useful storage
- Enclosed stone-walled rear garden





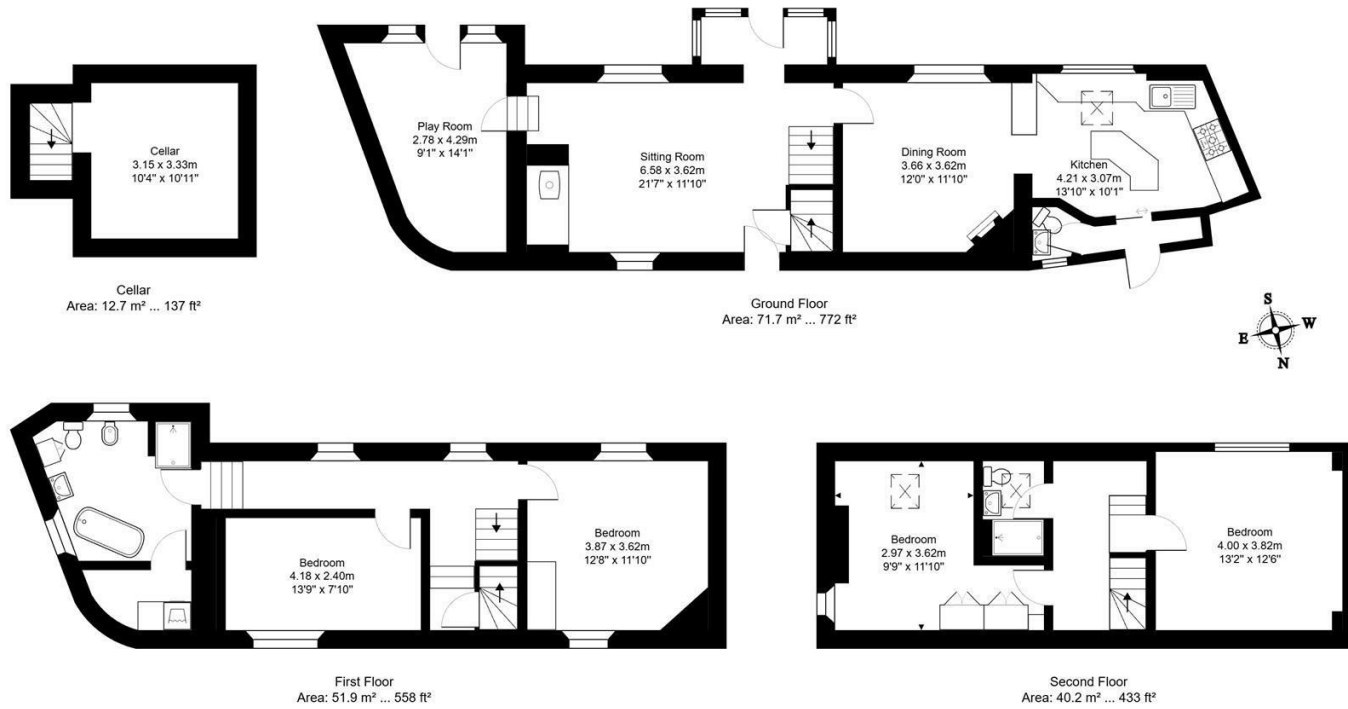
TENURE
FREEHOLD

SERVICES

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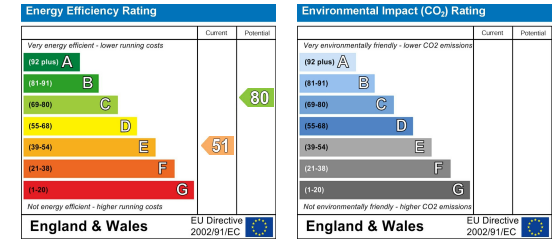
LOCAL AUTHORITY

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Total Area: 176.5 m² ... 1899 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.