





## Hibernia, Old Road, Pensford, Bristol, BS39 4BB

- Semi-Detached Family Home
- Three Reception Rooms
- Fitted Kitchen
- Three Double Bedrooms
- Family Bathroom
- Large Garden with Summer House
- Far Reaching Countryside Views
- Popular Village Location
- Local Walks on Your Doorstep
- Parking for Several Vehicles



### Countryside Views and Great Potential!

This spacious semi-detached family home enjoys lovely countryside views and offers flexible accommodation with excellent potential for a new owner to make it their own.

The front door opens into a bright entrance hall with a useful shower room and downstairs loo tucked neatly under the stairs - ideal for busy family life. Leading from the hall is a sunny and comfortable sitting room with a large bay window and a cosy open fire. Sliding doors connect the sitting room to the dining room, creating a great space for entertaining and spilling out onto the patio. The fully fitted kitchen leads conveniently from here and in turn leads to a useful porch with access to the garden. The converted garage provides a versatile additional room, be it a home office, playroom, or fourth bedroom.

Upstairs from the landing there is a modern family bathroom, three good-sized double bedrooms - one with a large window taking in far reaching views of the surrounding countryside.

The layout offers excellent scope to reconfigure or modernise to suit individual needs and there is plenty of storage throughout.

Outside, the rear garden offers a lawned area, established borders, patio and deck area – a lovely space for your morning coffee, or a glass of something chilled and to absorb the peaceful surroundings. A summer house provides extra storage or potential for a home office or hobby space. To the front of the house, a gated driveway offers parking for several vehicles.

This is a fantastic opportunity to purchase a spacious family home in a desirable village, with lots of potential – do give us a call to arrange your viewing.

The sought-after village **Pensford** is situated on the edge of the Chew Valley and is well known for walking with the river Chew running through the heart of the village. It is approximately 8 miles from Bath with and approximately 7 miles south of the city of Bristol. There is a friendly community and lots of facilities to enjoy including three Public Houses, a Village Hall and a shop with a Post Office. A wider range of general stores and amenities can be found in the nearby village of Chew Magna with its super selection of shops, pubs and restaurants. The nearby Chew Valley and Blagdon Lakes are notable for their fishing, birdlife, sailing and nature study amenities, and there are plenty of countryside walks close by. The villages in the valley are all unspoilt and each have their individual charm and character. Secondary education is available at the renowned Chew Valley School and at Wellsway School in Keynsham. The M4/M5 motorways are accessible via a link road at Keynsham and Bristol International Airport is within easy reach.









## ROOM DIMENSIONS

### Ground Floor

ENTRANCE HALL 5'10" x 11'7"  
 SHOWER ROOM 5'10" x 8'2"  
 SITTING ROOM 12'6" x 18'2" (In to bay window)  
 DINING ROOM 19'10" x 11'6"  
 KITCHEN 8'1" x 16'9"  
 PORCH 2'11" x 6'4"  
 RECEPTION ROOM 8'5" x 16'9"

### First Floor

LANDING 12'10" x 3'0"  
 BEDROOM 9'8" x 11'11" (widest part)  
 BATHROOM 7'7" x 8'9"  
 BEDROOM 9'11" x 10'10"  
 BEDROOM 9'11" x 13'6"

### Outside

SUMMER HOUSE 9'4" x 15'8"



TOTAL FLOOR AREA: 1442 sq.ft. (133.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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