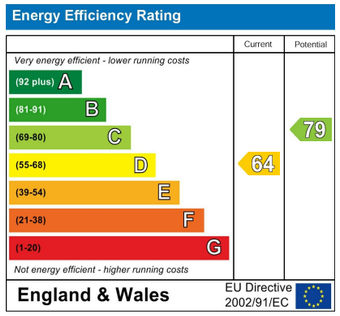
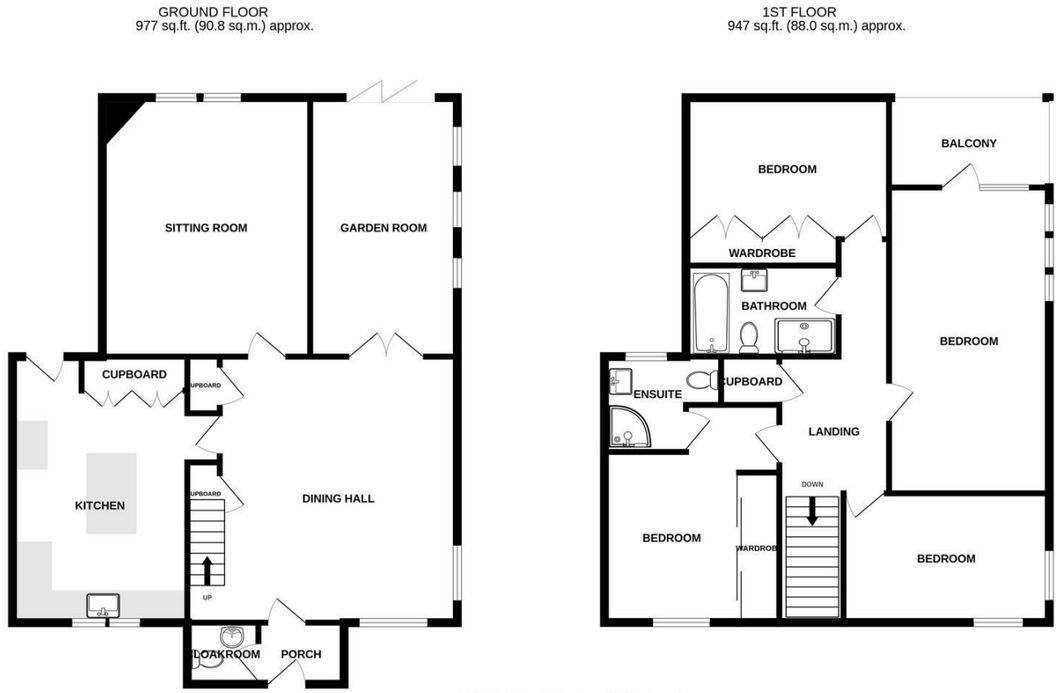




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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road, Saltford, Bristol, BS31 3BA
Tel: 01225 400400 email: saltford@daviesandway.com

Staddlestones, 5 Saltford Court, Saltford, Bristol, BS31 3EB



Offers In Excess Of £800,000

An attractive individual detached house set in a delightful backwater setting just off the High Street in the 'old village' of Saltford.

▪ Constructed in 1983 to a traditional design and subsequently sympathetically extended ▪ A lovely family home with character ▪ Spacious dining hall ▪ Living room with Jetmaster style fire ▪ Garden room with bi-fold doors to the garden ▪ Kitchen/breakfast room with Aga ▪ 4 Bedrooms, one with en suite shower room ▪ Family bathroom ▪ Contemporary balcony ▪ Walled garden and double garage

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RICS

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Staddlestones, 5 Saltford Court, Saltford, Bristol, BS31 3EB

Staddlestones is an attractive detached house originally built in 1983 in a traditional style to blend with its surrounding with elevations in stone beneath a clay tiled pitched roof and set within a walled plot. It forms part of Saltford Court, which is a small enclave of similar properties, a mixture of sympathetically built detached homes and converted buildings set at the rear of Saltford House and Tunnel House, two of the villages most notable dwellings, just off High Street in the old village of Saltford.

The old village High Street is characterised by picturesque cottages and there are numerous walks immediately available including along the High Street to The Bird pub, the Bristol and Bath railway path and River Avon. Equally the village Hub on the Bath Road with its shops, amenities and excellent transport links to Bristol and Bath is a short walkaway.

The house has double glazed mullion windows, Oak internal doors with Suffolk latches, an Aga in the kitchen, Jetmaster fire in the living room, all creating an ambiance of character fused with the convenience expected from a modern family home.

On the ground floor, the accommodation is approached through a entrance porch to a central oak floored dining hall which leads to a sitting room at the rear of the house and a good size garden room with three section double glazed bi-fold doors opening onto the rear garden. The kitchen/breakfast room is well proportioned and furnished with an extensive range of units with granite work surfaces and built in appliances. A useful downstairs cloakroom with wc concludes the ground floor accommodation.

On the first floor there are four good size bedrooms, the largest has access to a contemporary decked balcony at the rear of the house with glazed balustrading and the second bedroom has an en suite shower room. The other bedrooms are served by a family bathroom.

On the outside, the property is approached from Saltford Court through a five bar gate with driveway parking and a double garage. The plot is walled with level gardens to the front and rear of the house.

Saltford is an excellent strategic location between the cities of Bristol and Bath offering a range of village amenities and excellent local schools, both the village primary school and Wellsway at Keynsham. The cities of Bristol and Bath are within easy reach by road and public transport.

In fuller detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

TILED CANOPIED ENTRANCE PORCH
Composite entrance door to

PORCH
Double glazed window to side aspect, radiator, tiled floor.

CLOAK/WC
Double glazed window to front aspect, wc and wash basin, radiator.

DINING HALL 5.43m x 4.86m (17'9" x 15'11")
Oak flooring, double glazed mullion windows to front and side aspects, two radiators, coats cupboard. Staircase rising to first floor with glass balustrading, oak handrail and understairs cupboard. Double glazed french doors to garden room.

GARDEN ROOM 5.35m x 2.97m (17'6" x 9'8")
LVT flooring, deep set double glazed windows to side aspect, radiator, three section aluminium framed double glazed bi-fold doors opening onto the rear garden.

LIVING ROOM 5.31m x 4.33m (17'5" x 14'2")
Double glazed mullion windows to garden room and overlooking the rear garden. Corner stone fireplace with wood burning Jetmaster style grate. Ceiling beams, two radiators.

KITCHEN/BREAKFAST ROOM 5.50m x 3.55m (18'0" x 11'7")
Double glazed mullion windows to front aspect and double glazed door to the rear garden. The kitchen is furnished with a range of cream coloured wall and floor units providing drawer and cupboard storage space with granite worksurfaces incorporating a Belfast sink with mixer tap, integrated appliances including dishwasher, washing machine and fridge/freezer. Pull out larder unit, cream two oven gas Aga with integrated conventional four ring gas hob and conventional ovens set in a tiled recessed. Ceiling mounted downlighters. Cupboard with Worcester gas fired combination boiler.

FIRST ROOM

LANDING
Built in cupboard, access to roof space. Radiator.

BEDROOM 6.37m x 3.28m reducing to 2.90m (20'10" x 10'9" reducing to 9'6")
LVT flooring. deep set double glazed windows to side aspect with views, double glazed french doors to

DECKED BALCONY 3.36m x 1.71m (11'0" x 5'7")
With contemporary glazed balustrade.

BEDROOM 4.45m to max x 3.53m (14'7" to max x 11'6")
Double glazed mullion windows to front aspect, built in wardrobes (included in measurements). Radiator.

EN SUITE SHOWER ROOM
Double obscure glazed window to rear aspect. Heated towel rail. White suite with chrome finished fittings comprising wc, wash basin with mixer tap and storage drawers beneath, corner shower enclosure with thermostatic shower head, down lighters.

BEDROOM 4.22m x 2.63m (13'10" x 8'7")
Double glazed mullion windows to front and side aspects with views, LVT flooring, radiator. Presently used as a dressing room.

BEDROOM 4.30m x 2.75m (14'1" x 9'0")
Double glazed mullion windows overlooking the rear garden. LVT flooring, radiator. Twin built in wardrobes (excluded from measurements).

FAMILY BATHROOM 3.10m x 1.86m (10'2" x 6'1")
Double obscure glazed window to side aspect, LVT flooring. White suite with chrome finished fittings comprising bath with mixer tap incorporating shower attachment., wc, wash basin with mixer tap and drawer storage beneath and fully tiled corner shower enclosure with thermostatic shower head. Tiled surrounds. Heated towel rail.

OUTSIDE

To the front the property is approached from Saltford Court via a right of way to a five bar gate providing the approach to a tarmacadam driveway and parking area and

DOUBLE GARAGE 5.25m x 5.73m (17'2" x 18'9")
Twin up and over entrance doors, power and light connected. Personal door to side.

THE GARDENS
The plot has an East West orientation.

FRONT GARDEN
The garden is laid to lawn with flower and shrub borders. A pedestrian path leads to the front door with gated side access to both sides of the house leading to the rear garden.

WALLED REAR GARDEN 13m x 13m (42'7" x 42'7")
Paved patio terrace immediately to the rear of the property, beyond which the garden is laid to lawn with gravelled beds and raised rockery style borders with shrubs and bushes. To one side there is stone built garden store (2.55m x 1.95m) with light and power connected.

TENURE
Freehold.

COUNCIL TAX
According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is F. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
Local Authority: Bath and North East Somerset Council.

All mains services are available and connected.

The property is situated in a Conservation Area.



















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