

# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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39 High Street Saltford Bristol BS31 3EJ



£465,000

A delightful stone built period cottage in an idyllic position in the heart of the "old village" Conservation Area close to riverside walks, local pubs and the Bristol to Bath cycle path.  
Available with no upward sales chain.

\* A property of charm & character \* reception hall \* kitchen/dining room \* living room with wood burning stove \* additional reception/formal dining room/ possible ground floor bedroom \* shower room \* utility room \* 3 double bedrooms \* bathroom \* characterful attic room \* delightful traditional cottage gardens \*



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## 39 High Street Saltford Bristol BS31 3EJ

The property comprises a delightful stone built period terraced cottage with a later but sympathetically constructed single storey extension offering surprisingly spacious accommodation with a good degree of versatility.

The property is set back from High Street by a delightful traditional cottage style garden which is a very appealing feature.

On the ground floor the cottage is approached through a good size reception hall with the kitchen/dining room to one side which has french doors opening onto the garden. The good size living room has a wood burning stove and a staircase rising to the first floor. There is also a further reception room, formal dining room or possible bedroom on the ground floor which gives access to a utility room and separate shower room. The first floor has three double bedrooms and a family bathroom with four piece suite. Within the attic there is a delightful room with exposed roof timbers and sloping roof lines.

Saltford is a popular village location set between the cities of Bristol and Bath. The village High Street is away from the A4 and not burdened with main road traffic and comprises mainly period properties together with popular local pubs and excellent riverside and country walks. The popular Bristol to Bath cycle path is literally a few moments away. There is a good range of local shops available on the Bath Road within walking distance and the village also has doctors and dental surgeries, an 18 hole golf course and a well regarded local primary school. Secondary schooling is at Wellsway in Keynsham.

In all, a rare opportunity presents itself to acquire a period property of a type infrequently available on the open market.

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

### GROUND FLOOR

Multi pane double glazed entrance door with multi pane double glazed window to side leading to

**RECEPTION HALL:** 2.47m x 2.40m (8' 1" x 7' 10") Exposed ceiling beams and velux style double glazed window, wood block flooring. Glazed double doors to

**KITCHEN/DINING ROOM:** 6.93m x 2.51m (22' 8" x 8' 2") Terracotta tiled floor, exposed ceiling beams, two radiators. Dual aspect with double glazed bow window and similar casement window overlooking the gardens. Double glazed french doors open onto the garden. The kitchen is furnished with a range of oak fronted wall and floor units with rolled edged work surfaces and tiled surrounds, inset one a quarter bowl sink unit with mixer tap, built in four ring gas hob with extractor above and Stoves eye level double oven. Plumbing for dishwasher.

**LIVING ROOM:** 6.13m x 4.13m (20' 1" x 13' 6") Double glazed multi pane window to front aspect with window seat beneath. Stone fireplace with flagged stone hearth and wood burning stove. Staircase rising to first floor with cupboard beneath, exposed ceiling beam, shelved recess, wood flooring, two radiators.

### FORMAL DINING ROOM/ADDITIONAL

**RECEPTION/POSSIBLE BEDROOM:** 3.66m x 2.96m (12' x 9' 8") Wood block flooring, double glazed window to front aspect, radiator.

**UTILITY ROOM:** 2.87m x 1.32m (9' 4" x 4' 3") An internal room with wall mounted modern Worcester gas fired combination boiler, plumbing for automatic washing machine and belfast sink.

**SHOWER ROOM:** Velux style window, heated towel rail, tiled floor and extensively tiled surrounds. White suite with chrome finished fittings comprising low level wc, wash hand basin with cupboard beneath and shower stall with thermostatic shower head. Extractor fan.

### FIRST FLOOR

**LANDING:** Exposed wood flooring, radiator. Door to staircase rising to second floor.

**BEDROOM ONE:** 3.27m x 3.04m (10' 8" x 10') Sliding double glazed sash window to front aspect overlooking the garden with window seat beneath. Wood flooring, radiator. Wardrobe, shelf and drawer storage units (included in measurements).

**BEDROOM TWO:** 3.28m x 2.87m (10' 9" x 9' 4") Double glazed sliding sash window to front aspect, pretty ornamental cast iron fireplace with pine surround, wood flooring, radiator.

**BEDROOM THREE:** 2.98m x 3.0m (9' 9" x 9' 10") Double glazed window to front aspect, radiator, built in wardrobe (excluded from measurements).

**BATHROOM:** Tiled floor and extensively tiled surrounds, vertical radiator, obscure glazed window with secondary glazing. White suite comprising panelled bath, low level wc, wash hand basin and fully tiled shower enclosure with Mira shower.

### SECOND FLOOR


**ATTIC ROOM:** 5.95m x 3.0m (19' 6" x 9' 10") A characterful room with exposed roof timbers and sloping roof line. Two double glazed velux style windows to rear aspect, two radiators. Walk in cupboard (included in measurements).

### OUTSIDE

The property has a walled boundary to High Street with a pedestrian gate providing the approach to the **TRADITIONAL COTTAGE STYLE GARDENS** which are some 28m (90') deep. Landscaped in a traditional manner laid to lawn with richly stocked borders with roses, shrubs and flowering plants and a number of trees. An aluminium framed greenhouse and timber garden shed are included in the sale. This is an idyllic setting and can only be truly appreciated by viewing.

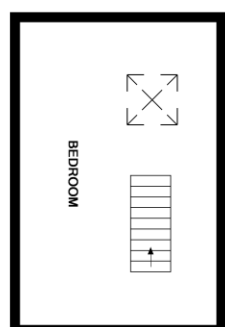
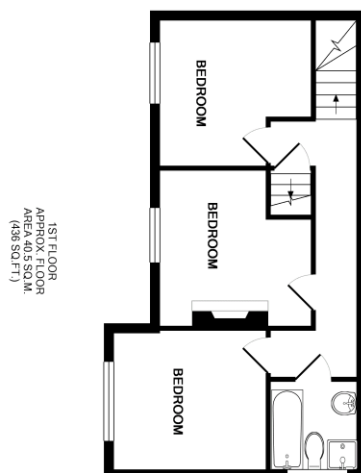
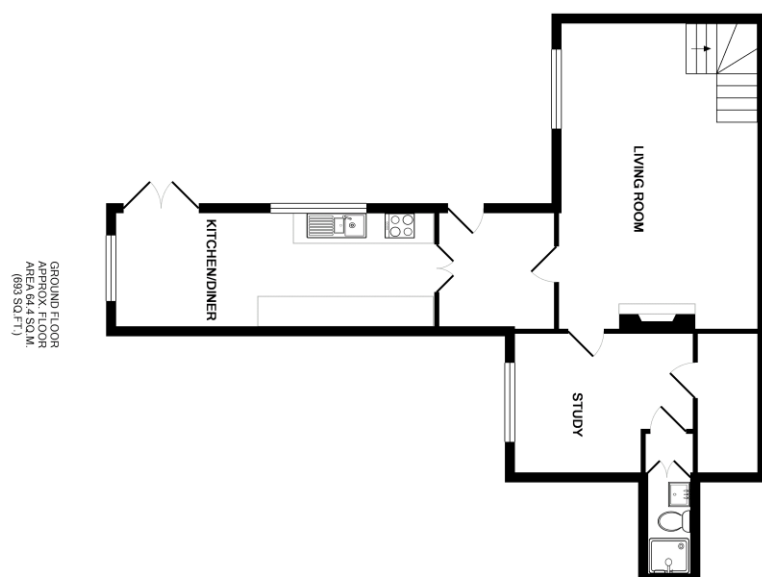
**Council Tax:** According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is D. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

**DIRECTIONS** From our office in Bath Road Saltford proceed into Beech Road at the 'T' junction turn right onto High Street and number 39 will be found on the left hand side recognised by the for sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







**TOTAL APPROX. FLOOR AREA 130.6 SQ.M. (1406 SQ.FT.)**

While every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 can be given.

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