



## **The Old Ship 548 Bath Road, Bristol, BS31 3JL Offers In The Region Of £850,000**

Nestled in the charming village of Saltford, midway between the historic cities of Bristol and Bath, The Old Ship is a remarkable Grade II Listed semi-detached house that exudes character and history. Believed to date back to 1720, this former Coaching Inn has been lovingly preserved, showcasing its stunning local limestone construction and traditional pantile roof. The property also benefits from a generous mature rear garden, well-stocked borders and full of wildlife, ideal for the green-fingered nature lover.

As you step inside, you are greeted by four spacious reception rooms, each offering a unique space for relaxation and entertainment. The layout is perfect for both family living and hosting guests, providing ample room to create cherished memories. The property boasts four well-appointed bedrooms, ensuring that there is plenty of space for family and visitors alike. Additionally, there are two modern bathrooms, designed for comfort and convenience.

The Old Ship also features parking for several vehicles, a valuable asset in this desirable location. The surrounding area is rich in amenities, with local shops, schools, and beautiful countryside walks just a stone's throw away. This home not only offers a glimpse into the past but also provides a wonderful opportunity for modern living in a picturesque setting.

### Entrance Hallway

18'11" x 6'2" (5.78 x 1.89)



### Kitchen/Breakfast Room

16'10" x 19'3" (5.14 x 5.88)



### Utility Room

### Dining Room

12'11" x 14'5" (3.95 x 4.41)



### Sitting Room

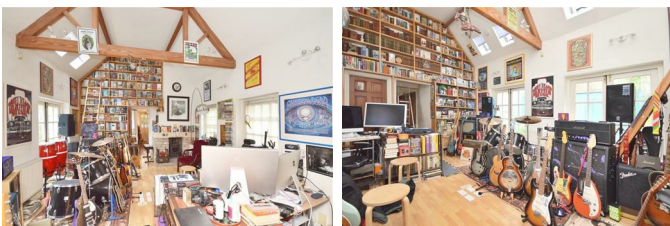
12'11" x 14'7" (3.95 x 4.47)



### Downstairs W/C

### Music Room

13'9" x 20'0" (4.20 x 6.11)



### Store Room

12'5" x 12'2" (3.81 x 3.71)

### First Floor Landing

11'10" x 8'10" (3.63 x 2.71)



### Bedroom Two

13'1" x 14'4" (3.99 x 4.38)



### Bedroom Three

13'1" x 12'6" (3.99 x 3.83)



### Family Bathroom

9'1" x 8'10" (2.78 x 2.71)



### Master Bedroom

12'11" x 36'10" (3.95 x 11.24)



### En Suite

6'5" x 5'9" (1.97 x 1.77)



### Study

10'5" x 16'11" (3.20 x 5.18)



### Bedroom Four

11'5" x 17'7" (3.48 x 5.37)

### Outside



### Garage

16'7" x 21'3" (5.06 x 6.49)



### Second Floor Landing

8'0" x 9'1" (2.44 x 2.77)



### Store

12'10" x 9'6" (3.93 x 2.92)

**Store Room**

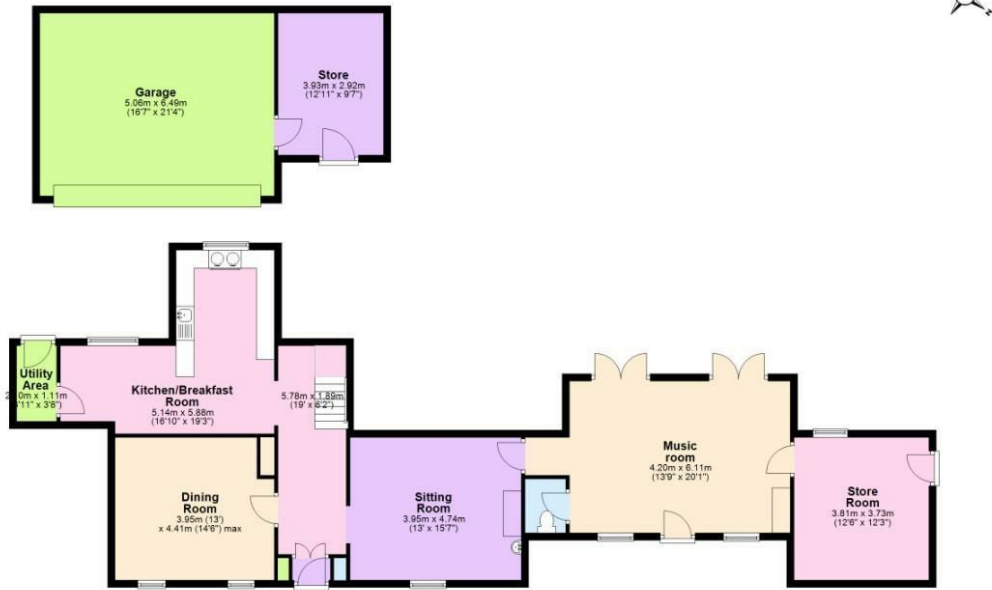
12'11" x 12'2" (3.95 x 3.73)

**Directions**

Sat Nav BS31 3JL

# Floor Plan

**Ground Floor**  
Approx. 161.6 sq. metres (1742.1 sq. feet)



**First Floor**  
Approx. 84.5 sq. metres (909.2 sq. feet)

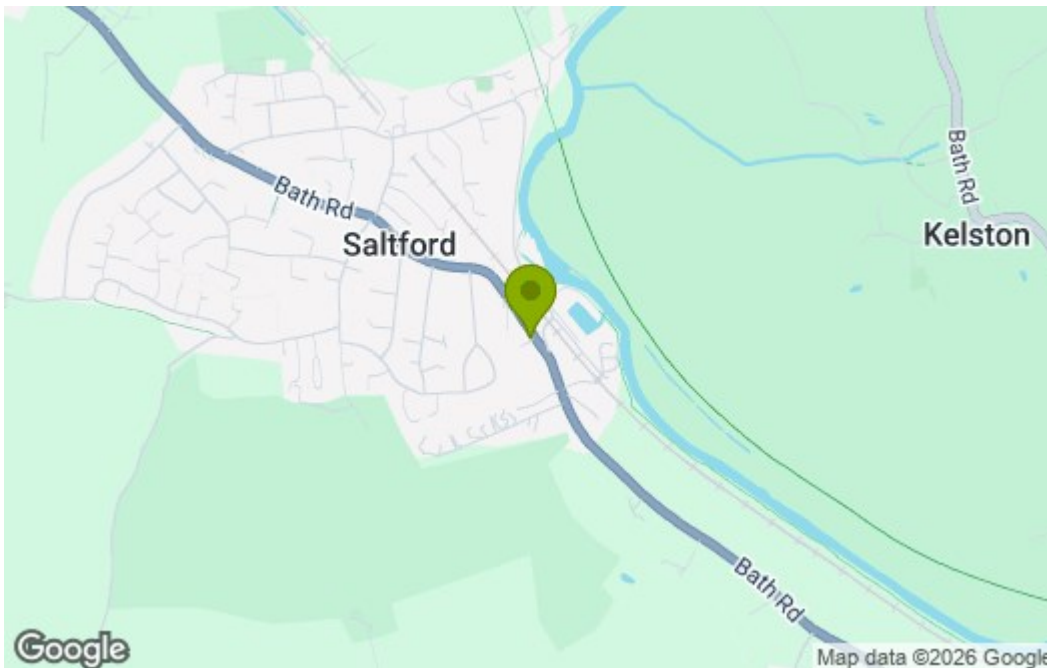


**Second Floor**  
Approx. 71.1 sq. metres (765.2 sq. feet)



Total area: approx. 317.4 sq. metres (3416.5 sq. feet)  
**The Old Ship, 548 Bath Road, Saltford**

# Area Map



# Energy Efficiency Graph

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

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