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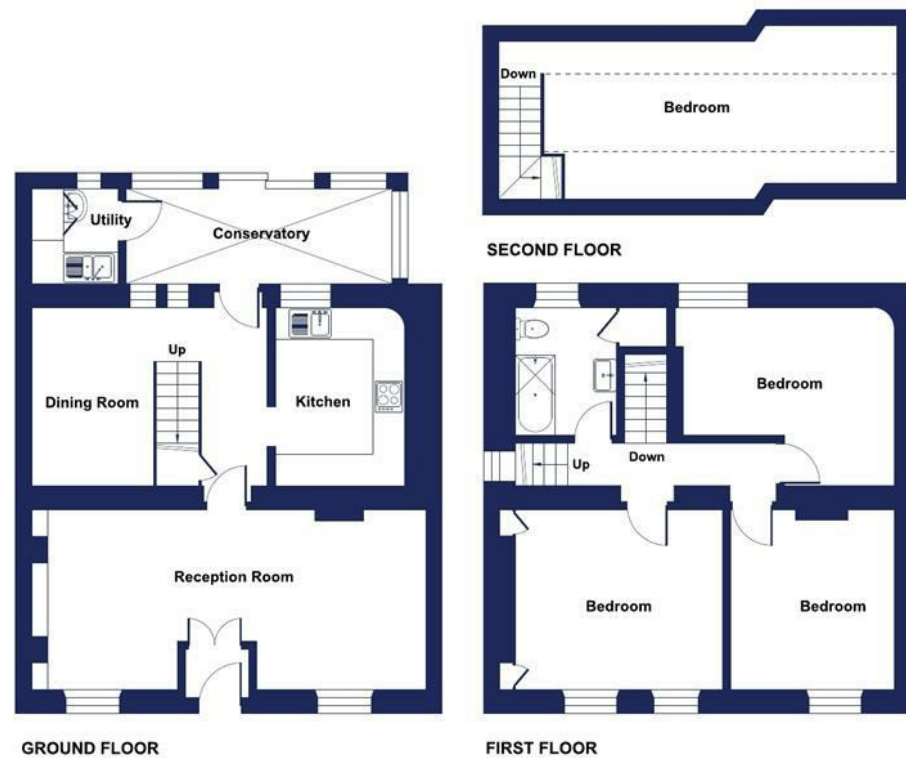
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Church Road, Bitton, Bristol, BS30

Approximate Area = 1381 sq ft / 128.2 sq m
Limited Use Area(s) = 134 sq ft / 12.4 sq m
Total = 1515 sq ft / 140.7 sq m
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Davies & Way. REF: 1452913



Yew Cottage, 40 Church Road, Bitton, Bristol, BS30 6LJ



Price Guide £625,000

A delightful double fronted period cottage set in a charming village position within a Conservation Area between the Cities of Bristol and Bath.

- Grade II Listed cottage, full of charm and character
- Sensitively modernised and tastefully presented
- 24ft Living room with wood burning stove
- Modern fitted kitchen with built in appliances and separate dining room
- Garden room
- Utility/downstairs cloak with WC
- 3 Double bedrooms
- Attic studio bedroom
- Large garden
- No onward chain



Yew Cottage, 40 Church Road, Bitton, Bristol, BS30 6LJ

Yew Cottage is a delightful Grade II Listed period property set in a much sought after location on Church Road in the village of Bitton away from main road traffic within a Conservation Area overlooking the Parish Church of St Mary's. The property offers much charm and character sympathetically combined with modern fittings and tasteful decoration. The cottage has the benefit of a large rear garden, part of which has been recently landscaped with a paved terrace and traditional cottage garden with part in a more natural state and a haven for wildlife.

Beyond the beautiful double fronted stone built façade the property is approached through an original entrance door to a porch that leads to the 24ft living room spanning the full width of the property featuring sash windows and two fireplaces, one with a wood burning stove. Beyond the inner hallway is a well appointed modern kitchen with built in appliances and a dining room. At the rear of the cottage lies a garden room and a utility room including a cloakroom with wc.

The first floor has three well proportioned double bedrooms, and a bathroom with a contemporary suite. The second floor offers a characterful attic studio style bedroom spanning the full width of the property and suitable for a variety of uses.

Bitton is a popular village location lying approximately midway between the Cities of Bristol and Bath (7 and 6 miles away respectively) making it highly convenient. The village has a convenience store, garage, hairdressing salon, parish church and church hall as well as a well regarded primary school. Nearby Longwell Green has a wider range of day to day amenities as does Keynsham which also benefits from railway station.

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

GROUND FLOOR

Original panelled entrance door to

PORCH

Flagstone floor, high level electrics cupboard. Glazed double doors to

LIVING ROOM 7.53m x 3.39m (24'8" x 11'1")

An inviting characterful room running the width of the property featuring sash windows with working internal shutters overlooking St Mary's church, two Bath stone fireplaces, one with a wood burning stove, fitted alcove cupboards and open shelving, Two radiators, corniced ceiling and light rose.

INNER HALLWAY

Staircase rising to first floor with cupboard beneath, slate tiled floor, door and internal leaded window to garden room, open to

DINING ROOM 4.45m x 3.32m (14'7" x 10'10")

Hallway included in measurements. Radiator.

KITCHEN 3.34m x 2.50m (10'11" x 8'2")

Internal window to garden room, beamed ceiling, slate tiled floor. Furnished with an excellent range of contemporary wall and floor units with quartz work surfaces and tiled surrounds. Belfast sink with pillar tap, induction hob, extractor hood and oven. Integrated Bosch dishwasher, refrigerator and freezer. The units provide an excellent range of drawer and cupboard storage space. Spot lighting.

GARDEN ROOM 5.10m x 1.98m (16'8" x 6'5")

Double glazed with sliding doors leading to the rear garden Tinted glass surrounds with a black aluminium frame regulating the sunlight temperature. Slate tiled roof, radiator. The garden room enjoys delightful views across the garden and is an attractive addition to the property.

UTILITY/CLOAKROOM WITH WC 1.74m x 1.66m (5'8" x 5'5")

Slate tiled floor, extensively tiled, fitted wall and floor units, inset one and a quarter bowl sink with mixer tap, plumbing for washing machine, radiator. Cupboard with Ideal gas fired combination boiler. WC with concealed cistern, leaded window to rear aspect.

FIRST FLOOR

LANDING

Staircase to second floor.

BEDROOM 4.40m x 3.36m (14'5" x 11'0")

Two sash windows to the front aspect with working internal shutters overlooking St Mary's Church. Radiator, built in alcove wardrobes (included in measurements).

BEDROOM 3.47m x 3.36m (11'4" x 11'0")

Sash window with working shutters overlooking the church. Exposed painted floorboards, radiator.

BEDROOM 3.83m x 3.38m (to max) (12'6" x 11'1" (to max))

Double glazed window overlooking the rear garden, radiator. Wash basin in vanity unit with cupboard beneath.

BATHROOM 2.45m x 2.0m (8'0" x 6'6")

Double glazed window overlooking the rear garden, White suite with chrome finished fittings comprising wc, wash basin set in vanity unit with mixer tap and cupboard beneath, bath with shower screen, mixer tap and thermostatic over bath shower. Fully panelled and tiled walls, vertical radiator, shaver point, beamed ceiling.

SECOND FLOOR

Approached by a turning staircase from the first floor landing.

STUDIO STYLE BEDROOM 7.50m x 2.84m (24'7" x 9'3")

Double glazed velux style window overlooking the rear garden. The room has characterful exposed roof trusses with sloping roof lines. Is suitable for multiple purposes including a bedroom, home office, playroom etc.

OUTSIDE

FRONT GARDEN

There is stone wall to the front of the property and a small area of cerney gravel.

REAR GARDEN

A large west facing garden. Beyond the garden room, the garden has been recently landscaped with an attractive paved terrace, lawn and well stocked cultivated borders with shrubs and bushes. A meandering gravelled and paved pathway leads to a secluded gravel seating area. Timber shed. There is a more natural area of garden which is a haven for wildlife and can easily be enjoyed in its existing state or offers great scope for a keen gardener to establish their own style. Towards the end of the plot is a Yew tree and an old stone and tile privy.

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is E. 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 - South Gloucestershire Council.

The property is Grade II Listed and in a Conservation Area.

All mains services are connected. The property has gas fired central heating.

To the rear of the cottage is an ancient right of way for neighbours to access a well within the rear garden.

Superfast 67Mbps broadband available - Source ofcom.

Good outdoor signal via EE, O2, Vodafone & Three - Source ofcom.

