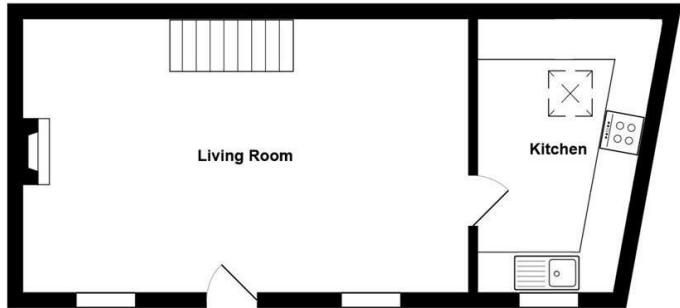
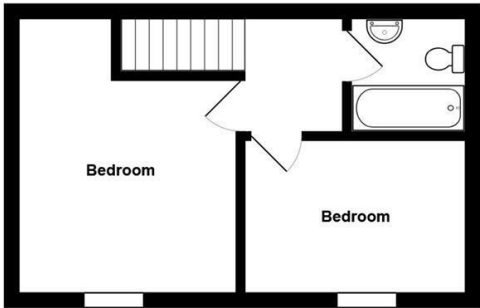


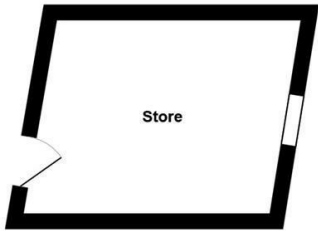
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor



Total Area: 66.3 m² ... 714 ft² (excluding store)
All measurements are approximate and for display purposes only.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

65 High Street, Saltford, Bristol, BS31 3EW



Price Guide £495,000

Delightful Grade II listed detached cottage in a secluded setting in the Old Village High Street.

- Double fronted stone and tile cottage dating from the early 18th Century
- Sympathetically modernised with character retained
- Idyllic secluded location in village Conservation Area
- Close to local pubs, the Bristol - Bath cycle path and the River Avon
- Open Plan living and dining area with wood burning stove
- Modern fitted kitchen/breakfast room with full range of appliances
- 2 double bedrooms
- First floor bathroom
- Beautiful walled garden with southerly aspect
- Useful stone built garden store/office studio

www.daviesandway.com
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These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
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65 High Street, Saltford, Bristol, BS31 3EW

This delightful stone and tile detached period cottage with a detached stone and tile outbuilding which is currently used as a store but has previously served as an office/studio.

The property dates from the early 18th century and has a wonderfully discreet location set in a Conservation Area of the old village High Street in Saltford. The property is Grade II listed, features a most attractive double fronted facade and offers accommodation across two levels. It is well presented throughout, fusing character with modern fittings, notably the kitchen which has a full range of integrated appliances.

On the ground floor there is a generously proportioned 22ft open plan living and dining room with a wood burning stove together with a kitchen/breakfast room. The first floor has two bedrooms and a bathroom.

The property is set back from High Street by a very pleasant southerly facing walled garden which is attractively and traditionally landscaped with a wide terrace immediately adjacent to the property ideal for outdoor entertaining with a good size lawn beyond with a variety of shrubs, bushes and trees.

The house enjoys an idyllic situation within easy reach of riverside walks, Bristol -Bath cycle way and local pubs yet also accessible to the Bath Road with its shops and amenities and excellent transport links to Bristol and Bath.

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

OPEN TILED ENTRANCE PORCH

Entrance door to

OPEN PLAN LIVING AND DINING ROOM 6.78m x 4.08 (22'2" x 13'4")

A lovely welcoming living space with a stripped wood floor, two double glazed windows to the front aspect with window seats, a feature fireplace with woodburning stove and a staircase with turned spindle balustrade leading to the upper floor. Ceiling mounted downlights and wall lights. Radiator.

KITCHEN/BREAKFAST ROOM 4.30m x 2.67m reducing to 2.08m (14'1" x 8'9" reducing to 6'9")

Double glazed window to front aspect, tiled floor, downlighters, double glazed Velux style window and radiator. The kitchen is furnished with a range of cream wall and floor units providing drawer and cupboard storage space with contrasting work surfaces and tiled surrounds. Inset stainless steel sink with mixer tap. Integrated NEFF appliances including dishwasher, washing machine, fridge, freezer, 4 ring gas hob with extractor hood above and double oven. Wine rack. Storage cupboard with Worcester gas fired combination boiler.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM 3.27m x 3.20m (4.35m to max) (10'8" x 10'5" (14'3" to max))

Double glazed window to front aspect, radiator and exposed roof truss.

BEDROOM 3.29m x 2.29m (10'9" x 7'6")

Double glazed window to front aspect, radiator.

BATHROOM

Fully tiled walls and heated towel rail. White suite with chrome finished fittings comprising, WC, wash basin with mixer tap and bath with folding shower screen and over bath shower.

OUTSIDE

BEAUTIFUL WALLED GARDEN 17m x 9m (55'9" x 29'6")

The cottage is approached from High Street through a solid gate set within a stone wall. There is a walled courtyard terrace to one side. A paved pathway leads beneath a metal arch into the formal garden which is laid to lawn with a variety of shrubs, bushes and trees, including Maple, Yew and Apple. To the front of the cottage is a wide flagstone terrace ideal to alfresco entertaining with a log store to one side.

GARDEN STORE/OFFICE STUDIO 3.80m x 2.90m (12'5" x 9'6")

A detached stone and tile building adjacent to the front boundary. It has a window, power, light and a tiled floor. It is presently used for storage but has been used as an office/studio and could be ideal for home workers.

PARKING

High Street has unrestricted on street parking.

COUNCIL TAX

According to the Valuation Office Agency website, 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.

TENURE

Freehold

ADDITIONAL INFORMATION

Local Authority: Bath & North East Somerset Council

All mains services available

The cottage is Grade II listed and in a Conservation Area

