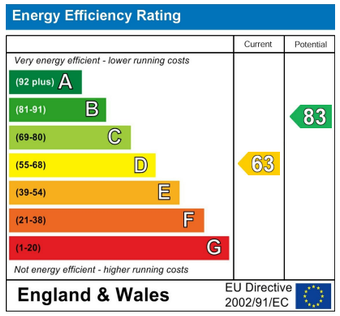
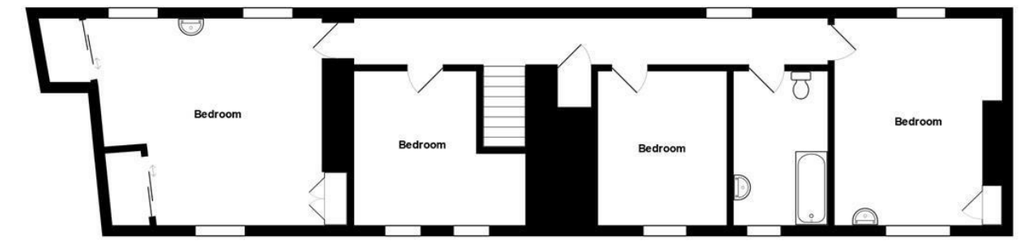
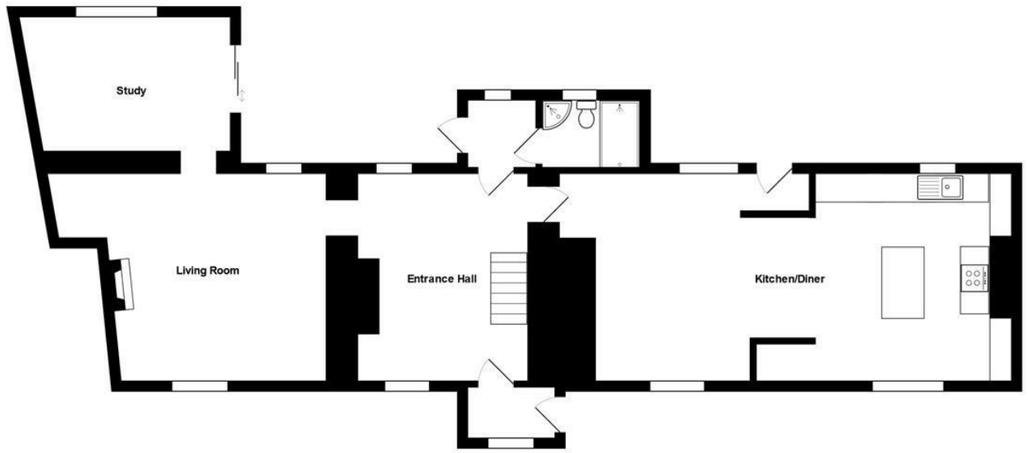




First Floor



Ground Floor

Total Area: 199.0 m² ... 2142 ft²

All measurements are approximate and for display purposes only.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Mullions 36 High Street, Saltford, Bristol, BS31 3EJ



£745,000

A delightful detached period village house enjoying a prime position in the heart of the village Conservation Area with the advantage of a southerly facing rear garden and off street parking.

▪ Circa 2100 Sqft Of Characterful Accommodation With Further Potential ▪ Originally Three Cottages Converted Into One In The 1960's & In The Same Ownership For Over 60 Years ▪ Reception Hall ▪ Three Reception Rooms ▪ Kitchen/Breakfast Room With Shaker Style Units & Built In Appliances ▪ Ground Floor Shower Room ▪ Four Bedrooms ▪ Modern Family Bathroom ▪ Pleasant Corner Plot Gardens Of Good Size Southerly Facing To The Rear ▪ Driveway Parking

naea | propertymark PROTECTED

RICS

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Mullions 36 High Street, Saltford, Bristol, BS31 3EJ

Mullions is a delightful detached period village house built chiefly in stone with a tiled roof named no doubt after its characterful mullion windows. The house has a good deal of character having been converted originally from three cottages into one dwelling during the 1960's and in the same ownership since.

The property is ready to move into but offers further potential for updating. It features generous room sizes throughout. On the ground floor there is a spacious entrance porch which leads to a large reception hall with an open tread staircase rising to first floor, there are three good size reception rooms with a study to the rear in a single storey extension. The kitchen is appointed with a range of shaker style units with built in appliances and in addition there is a shower room. The first floor has four bedrooms, two with wash basins together with a good size family bathroom.

On the outside the property enjoys a very pleasant situation in the heart of the village Conservation Area on the corner at the junction of High Street and The Batch opposite St Mary's Church. The characterful High Street comprises mainly picturesque stone built cottages with easy access to the Bristol-Bath cycle way, several local pubs and attractive walks along the River Avon. The centre of the village on the A4 is within walking distance which offers a range of day to day amenities and excellent transport links to Bristol and Bath.

There are good size gardens to both the front and rear with that to the rear being southerly facing while the driveway leads through double gates from The Batch and provides off street parking at the rear of the property.

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

ENTRANCE PORCH
Double glazed window to front aspect and double glazed entrance door. Tiled floor. Solid panel inner door to

RECEPTION HALL 4.40m x 3.64m (14'5" x 11'11")
Mullion window to front aspect with secondary glazing and window seat, mullion window to rear, open tread staircase rising to first floor, beamed ceiling, door to

REAR LOBBY
Tiled floor. Double glazed window, door to outside and door to

SHOWER ROOM 2.25m x 1.23m (7'4" x 4'0")
Double obscure glazed window to rear aspect, tiled floor, radiator. Modern fittings in white with chrome finished fittings comprising wc, corner wash basin with tiled splashback and fully tiled shower enclosure with thermostatic shower head.

SITTING ROOM 5.59m (max into recess) x 4.45m (18'4" (max into recess) x 14'7")
Stone fireplace with open grate and timber mantle. Deep alcove, two radiators, mullion window to front aspect with secondary glazing and window seat. Double glazed window to rear aspect, beamed ceiling, recess with built in storage cupboard.

STUDY 4.50m x 2.83m (14'9" x 9'3")
Double glazed window to rear aspect and sliding double glazed door to terrace, radiator.

DINING ROOM 4.33m x 2.86m (14'2" x 9'4")
Mullion window to front aspect with secondary glazing, exposed bressummer beam, radiator, mullion window to rear aspect with window seat. Door to outside. Open to

KITCHEN/BREAKFAST ROOM 5.12m (to max) x 4.23m (16'9" (to max) x 13'10")
Mullion window with secondary glazing to front aspect with window seat. Double glazed window to rear, radiator. Furnished with a range of shaker style wall and floor units providing drawer and cupboard storage space with granite work surfaces and upstands. Belfast sink with pillar tap, built in four ring stainless steel gas hob with extractor above. Built in double oven, dishwasher, fridge/freezer and freestanding washing machine. Centre island unit with oak top with storage drawer providing a breakfast bar overhang. Shelved pantry, cupboard concealing gas hot water heater (serving kitchen and bathroom), ceiling mounted downlighters.

FIRST FLOOR

LANDING
Cupboard with Vaillant gas fired combination boiler.

BEDROOM 5.55m to max reducing to 4m x 4.66m (18'2" to max reducing to 13'1" x 15'3")
Mullion window to front aspect with secondary glazing, radiator, shelved cupboard, two double glazed windows to rear aspect, wash basin with tiled splashback.

BEDROOM 4.40m x 3.57m (14'5" x 11'8")
Mullion double glazed windows to front and rear aspects, wash hand basin with tiled splashback, radiator, shelved cupboard and built in wardrobe (included in measurements).

BEDROOM 3.44m x 2.81m (11'3" x 9'2")
Mullion window to front aspect. Radiator.

BEDROOM 3.45m x 3.72m (reducing to 2.60m) (11'3" x 12'2" (reducing to 8'6"))
Two mullion windows to front aspect with secondary glazing, boarded fireplace. Radiator, staircase bulkhead (included in measurements).

BATHROOM 3.33m x 2.04m (10'11" x 6'8")
Double glazed mullion window to front aspect. White suite with chrome finished fittings comprising panelled bath with bath mounted shower screen and thermostatic shower above, wc and wash basin with tiled splashback. Heated towel rail.

OUTSIDE

ATTACHED STORE 4.41m x 3.08m (14'5" x 10'1")
On the Western side of the property with doors to front and rear, water and electric connected. The store provides potential to extend the property if required and subject to necessary consents.

The property is set in a pleasant corner plot gardens, extending in total to approximately 0.18 acres.

FRONT GARDEN
Stone boundary walls, garden landscaped to pebbles and gravel with a silver birch tree, magnolia, catoneaster and yew tree.

REAR GARDEN
There is a paved terrace and parking immediately to the rear of the property with stone walls beyond which is an attractive cottage style garden predominantly laid to lawn with flower and shrub borders. The garden has a southerly facing aspect and to the rear of the plot are two apple trees and raised beds.

Double solid timber gates lead from The Batch to a driveway providing off street parking. To one side is a former carport.

TENURE
Freehold

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

AGENTS NOTE
The property is not listed but is in a Conservation Area.
Local authority. Bath and North East Somerset
Mobile phone. EE O2 Three Vodafone. All good outdoor signal source Ofcom
Broadband. Ultrafast 1000mps source Ofcom
Services. all mains services connected



















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