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146 High Street, Pensford, Bristol, BS39 4BH



Offers In Excess Of £300,000

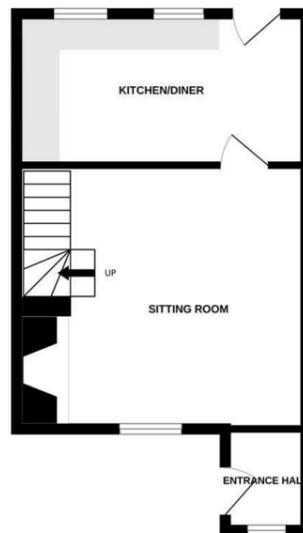
A charming character cottage full of period features. Well located with in the village for access to the local amenities and beautiful village walks.

- Centrally located within the village and in a conservation area
- Views to Pensford viaduct
- 300ft rear garden
- Full of charm and character
- Ceiling beams and a wood burner in the sitting room
- A very useful accessible attic space
- No onward chain
- Highly regarded primary school close by
- Well positioned for Bristol and Bath

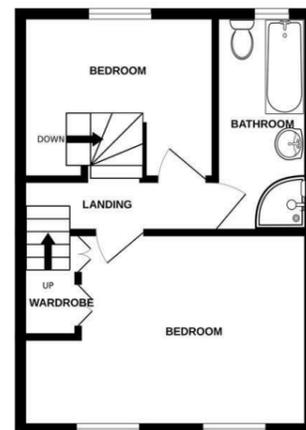


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

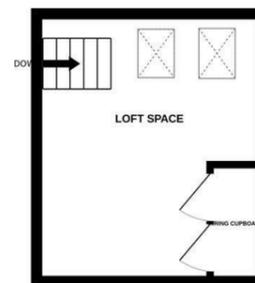
GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



2ND FLOOR
168 sq.ft. (15.6 sq.m.) approx.



TOTAL FLOOR AREA : 958sq.ft. (89.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 or efficiency can be given.
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146 High Street, Pensford, Bristol, BS39 4BH

Nestled in the picturesque village of Pensford, Bristol, this charming character cottage on High Street offers a delightful blend of comfort and tranquillity. With two well-proportioned bedrooms and a welcoming reception room, this property is perfect for those seeking a peaceful retreat. The heart of the home features an inviting inglenook fireplace, complete with a log burner, creating a warm and cosy atmosphere ideal for relaxing evenings.

One of the standout features of this property is the stunning garden, extending about 300 feet, providing a serene outdoor space for gardening enthusiasts or those who simply wish to unwind in nature. The garden not only enhances the charm of the cottage but also offers lovely views of the iconic Pensford viaduct, adding to the picturesque setting.

Situated in a conservation area, this home benefits from a sense of community and the preservation of its historical surroundings. With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer, a small family, or looking to downsize, this delightful cottage presents an excellent opportunity to enjoy the beauty and tranquillity of village life in Bristol. Don't miss the chance to view this enchanting home that perfectly combines character, comfort, and a stunning garden retreat.

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

ENTRANCE PORCH 1.63 x 1.31 (5'4" x 4'3")

Entry via a wood door with a frosted glass panel. Window to front aspect. Tiled floor. Hooks for coats and a high level wood shelf.

SITTING ROOM 4.23 x 4.65 (13'10" x 15'3")

A lovely cottage sitting room with a inglenook fireplace, wood mantle and a wood burner. The character continues with ceiling beams and some exposed stone. Wood floors Radiator. Cupboard with electric consumer unit.

KITCHEN DINER 4.57 x 2.43 (14'11" x 7'11")

Two double glazed window with a rear aspect and a stable style door leads outside. A range of wall and base units with some of the wall units being glass fronted. Laminate worktops and tiled splashback with an inset sink mixer taps and a draining board. There is a freestanding cooker and a washing machine. Built under counter fridge and a freezer. Wood tongue and grove ceiling and a tiled floor.

LANDING

Doors to bedrooms and bathroom as well as a door leading to stairs and the attic space.

BEDROOM 1 3.98 x 3.15 (13'0" x 10'4")

Two double glazed windows with views to the Pensford viaduct. Built in wardrobes with louvre doors.

BEDROOM 2 2.93 x 2.60 narrows to 1.80 (9'7" x 8'6" narrows to 5'10")

Double glazed window with a rear aspect. Understairs cupboard. Radiator.

BATHROOM 3.89 x 1.52 (12'9" x 4'11")

Double glazed frosted window, White suite comprising a panel bath, pedestal basin and a toilet. There is a separate shower with a glass door and a mixer shower. Part tiled walls and a tiled floor. Radiator.

LOFT SPACE

Two skylights with a rear aspect. Exposed trusses. Built in cupboards one of which houses the Worcester oil boiler. Eaves storage.

OUTSIDE

FRONT

Hedging to the front offer privacy. Access via a metal gate. There is a log store and a pathway with a couple steps leads to the front door.

REAR GARDEN

This really is something special. Offering about a 300 ft of garden. It is laid mainly to lawn but there are plenty of plants and shrubs. It is accessed via a shared pathway at the rear of the property followed by some steps. There is a pergola covered with climbing plants lending a shady spot to sit on a hot day. The oil tank is located on the lower part of the garden. There is a concrete storage shed and a wood shed for all your gardening tools as well as a wood store area. Part of the garden currently has an open border.

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is C. 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. Bath and North East Somerset Services. Mains water and drainage. Main electric. Oil fired central heating
Broadband speed. Ultrafast 1000 mps Source Ofcom
Mobile phone outdoors. EE O2 Three Vodafone all likely Source Ofcom

The property is located within a conservation area
The property is located within a coal mining reporting area
Outside the rear of the property is a shared access pathway

