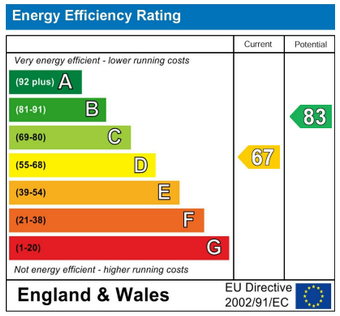
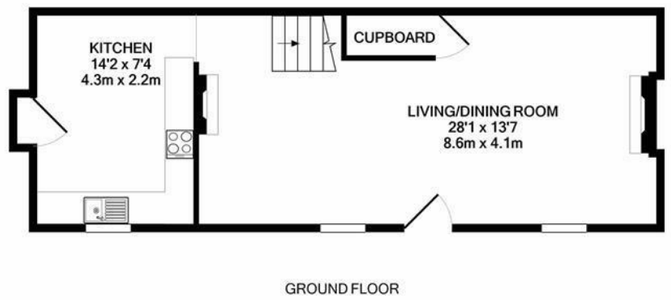
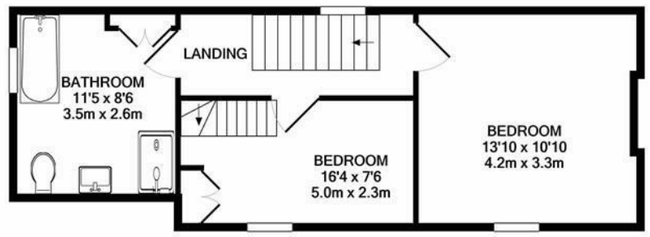
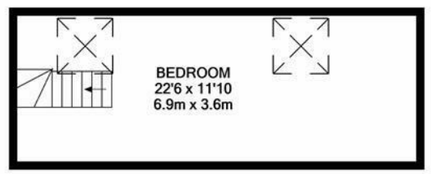




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 1346 SQ.FT. (125.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Tel: 01225 400400 email: saltford@daviesandway.com

Walnut Cottage 31-33 High Street, Saltford, Bristol, BS31 3EJ



Guide Price £675,000

A delightful stone built period cottage with beautifully appointed accommodation in an idyllic situation on the old village High Street close to St Mary's Church. A rare opportunity.

- Tastefully presented
- A successful fusion of period character and modern convenience
- Open plan living and dining area with wood burning stove
- Fitted kitchen with solid oak work surfaces
- Three bedrooms
- Large bathroom
- Southerly facing cottage garden
- Picturesque Old Saltford Village location
- Riverside walks and pubs nearby
- Unrestricted on street parking

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RICS

Walnut Cottage 31-33 High Street, Saltford, Bristol, BS31 3EJ

Walnut Cottage is a delightful period terraced cottage set in a Conservation Area in the old village High Street of Saltford. The property is not listed and has a most attractive facade with accommodation across three levels. It is beautifully appointed throughout and is a fine example of the fusion of a period property with modern contemporary features. It has been refurbished with traditional wooden framed double glazed windows installed, a contemporary fitted kitchen and bathroom

On the ground floor there is a generously proportioned open plan living room and dining room with a wood burning stove together with a fitted kitchen. The first floor has two bedrooms and a good size family bathroom which also serves the studio style third bedroom which is on the upper floor featuring exposed roof trusses and beams.

The property is set back from High Street by a very pleasant southerly facing 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, a herb garden, vegetable plot and garden outbuildings.

The house enjoys an idyllic situation in the environs of St Mary's Parish Church and within easy reach of riverside walks 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

Studded stable style entrance door leading to

OPEN PLAN LIVING/DINING ROOM 8.55m x 4.12m (28'0" x 13'6")

SITTING AREA
Fireplace with Jotul wood burning stove, ceiling mounted down lighters, multi pane double glazed window to front aspect with working shutters and window seat. Columned radiator, exposed beam and Oak flooring.

DINING AREA
Ornamental fireplace recess. Double glazed multi pane window to front aspect with working shutters and window seat. Staircase rising to first floor with useful storage cupboard beneath.

KITCHEN 4.33m x 2.24m (14'2" x 7'4")
Fired earth tiled floor with double glazed multi pane window to front aspect. Furnished with a range of attractive cream shaker style wall and floor units with Oak wood work surfaces and tiled surrounds, inset one and a quarter bowl porcelain sink with mixer tap, integrated dishwasher, slot for Rangemaster cooker (available by separate negotiation), ceiling mounted down lighters, useful larder cupboard (excluded from measurements), plumbing for automatic washing machine, radiator. Space for fridge/freezer.

FIRST FLOOR

LANDING
Double glazed window to rear aspect, staircase rising to second floor.

BEDROOM 4.22m x 3.30m (13'10" x 10'9")
Multi pane double glazed window to front aspect with window seat and working shutters. Pretty ornamental cast iron fireplace, radiator. Built in wardrobe (included in measurements).

BEDROOM 4.97m x 2.29m (16'3" x 7'6")
Double glazed multi pane window to front aspect with shutters and window seat. Alcove recess, radiator, built in wardrobe and shelving (included in measurements).

LARGE BATHROOM 3.49m x 2.60m (11'5" x 8'6")
Double glazed obscure multi panel window to the side aspect, four wall mounted lights, low level WC, pedestal wash hand basin, roll edged claw foot bath with shower attachment, shower cubicle with mixer shower over, chrome towel radiator, tiled flooring and an airing cupboard with shelving and a Worcester gas fired combination boiler.

SECOND FLOOR

BEDROOM 6.85m x 3.61m (22'5" x 11'10")
Maximum measurements including restricted head height of sloping ceiling. Two double glazed velux windows with blinds to rear aspect, exposed roof trusses and beams, access to under eaves storage area, uplighters.

OUTSIDE
The property has a stone wall boundary to High Street and is approached through a palisade gate with a meandering pathway leading through the delightful southerly facing garden to the front door. The garden is a lovely feature of the property, approximately 27m (88ft) deep and 11m (36ft) wide tapering slightly . Immediately to the front of the property there is a full width terrace providing an ideal area for outdoor entertaining during the summer months beyond which the garden is landscaped, laid to lawn with a rose garden, ornamental pond and richly stocked flower and shrub borders. The cottage is partly clad by a Wisteria to the front and within the garden palisade fencing separates an area which is a vegetable plot and herb garden also featuring soft fruit bushes. An aluminium framed greenhouse and a timber shed are included in the sale price. There are a number of fruit trees including, apple, pear and blackcurrant and an attractive mature walnut tree. There are some external power socket and power is supplied to the shed.

Whilst the property does not have allocated off street parking there is unrestricted on street parking available in the immediate vicinity.

ADDITIONAL INFORMATION
Local authority. Bath and North East Somerset
Services. All mains services connected
Broadband Ultrafast 1000mps source Ofcom
Mobile phone EE O2 Three Vodafone outside all likely. Source Ofcom
Property is within a conservation area

TENURE
The property is subject to a flying freehold

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.







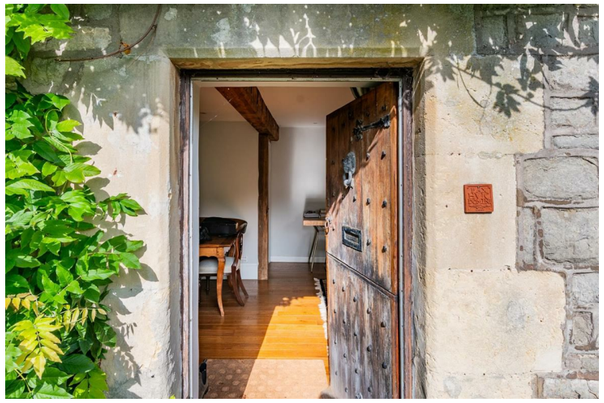












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