



THE LITTLE HOUSE THE RIDGEWAY,  
, BS10 7DG

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GOODMAN  
& LILLEY













# THE LITTLE HOUSE THE RIDGEWAY

## BS10 7DG

GUIDE PRICE  
£650,000

Guide Price Range £650,000 to £675,000. A unique opportunity to acquire this detached period cottage in this most sought after location just outside of Westbury-on-Trym village, where properties are rarely available.

Viewing is highly recommended to fully appreciate the all that is on offer here.

### Location

This property is conveniently located for Cribbs Causeway (1.6 miles) Westbury on Trym Village and its eclectic mixture of shops, coffee houses, bars and restaurants (less than 1 mile). A selection of private & local schools are all within 2 miles and the popular Blaise Castle estate with its walks, open space and children's play areas is just 0.6 of a mile away.

### Accommodation

Please see the floorplan for the room measurements.

### Description

#### Ground Floor

The cottage is entered by an entrance door to a large welcoming entrance hall with good natural light and doors that lead on to the ground floor accommodation that includes a cloakroom / wc, spacious kitchen / dining room with double doors out to the south facing rear garden and into a utility room with access to an integral double garage and another door leading to the garden.

A door provides access from the hall to a dining room with double doors that provide access to the rear garden. A cosy second reception room follows, again with French doors and a original fireplace. The expansive sitting room is a generous space with windows to the front and rear aspects, stairs rising to the first floor and a feature original fireplace. There's also useful storage under the stairs and an original door that opens to the front of the house.

#### First Floor

On the first floor a feature window provides great natural light to the landing and doors open to all rooms. The first room you will find is a compact home office/storage room and another useful storage cupboard.

At the end of the landing is a substantial master bedroom with windows to three aspects with views. There are two further spacious bedrooms one offering built-in storage, the second with a cupboard housing the water tank and boiler. Completing this floor is an over sized family bathroom with fitted three piece suite.

#### Outside

The property has a sizeable south facing rear garden, aswell as a front garden, driveway parking and access to the double garage.

#### Double Garage

There is an attached double garage offering great space for two cars or ample storage, with power and door to the house.

#### Useful Information

Bristol City Council 0117 922 2300

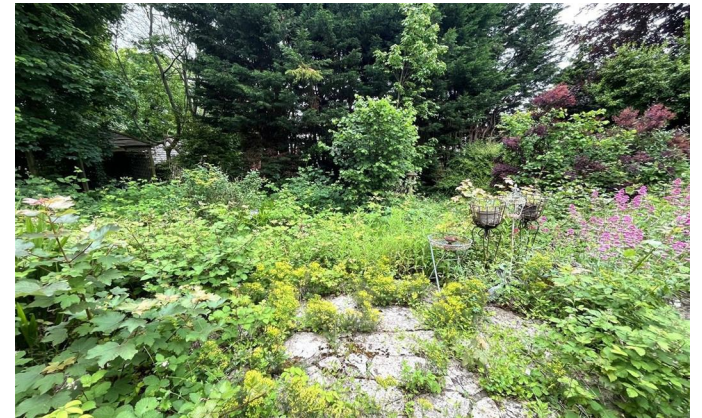
Council Tax Band F

- Superb Detached Cottage
- Over 2200 sq ft
- Sought After Road
- Double Garage / Driveway Parking
- Updating Required
- Gardens







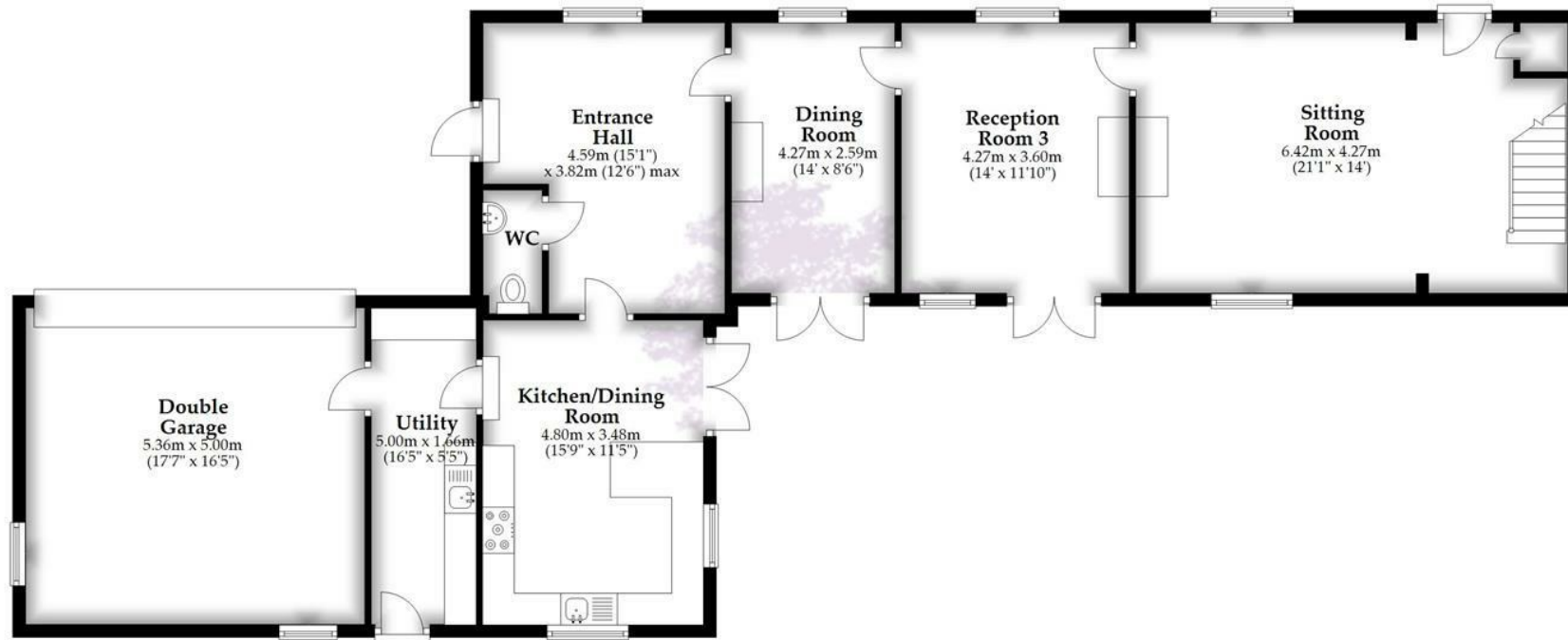


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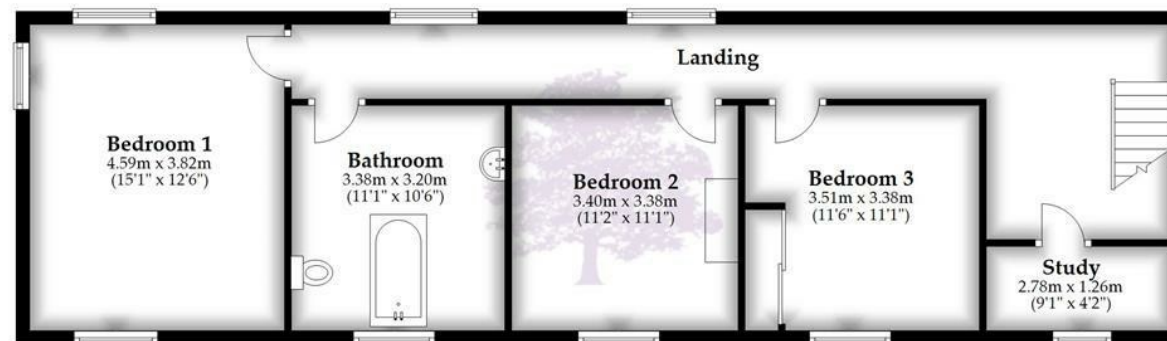
## Ground Floor

Approx. 127.9 sq. metres (1376.6 sq. feet)



## First Floor

Approx. 78.1 sq. metres (841.1 sq. feet)



Total area: approx. 206.0 sq. metres (2217.7 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Plan produced using PlanUp.



## HENLEAZE

156 Henleaze Road  
Henleaze BS9 4NB  
henleaze@goodmanlilley.co.uk

0117 213 0777

## PORTISHEAD

36 High Street  
Portishead BS20 6EN  
sales@goodmanlilley.co.uk

01275 430 440

## SHIREHAMPTON

9 High Street  
Shirehampton BS11 0DT  
shire@goodmanlilley.co.uk

0117 213 0333

## LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

## LAND & NEW HOMES

156 Henleaze Road  
Henleaze BS9 4NB  
LNH@goodmanlilley.co.uk

0117 213 0151



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