



PEW CORNER SEVERN ROAD,  
BRISTOL, BS10 7RZ

GOODMAN  
& LILLEY







# PEW CORNER SEVERN ROAD

## BRISTOL BS10 7RZ

# OFFERS IN EXCESS OF £400,000

Pew Corner, the former church of St John The Evangelist (c.1850) was converted in the 1990s and has been renovated and maintained to a very high standard by its current owners. It is now available for sale with no onward chain.

A beautiful three double bedroomed, semi-detached property is within minutes of The Mall at Cribbs Causeway, the motorway network and Westbury-on-Trym village. It is very convenient for many of Bristol's private schools and moments from Blaise Castle Estate. Mullion windows, sympathetic double glazing, a recent kitchen, new ensuite and feature wood burner are just some of the considerable character features and charm that makes this property unique.

An exceptional property, and viewing is recommended to fully appreciate the location and accommodation on offer. Call, click or come in to visit our experienced sales team.

### Summary

The accommodation offers three double bedrooms upstairs with a large bathroom and an en suite shower room on the main bedroom. The ground floor consists of a triple-aspect 24 ft living room, a well-equipped kitchen, and a second reception room / home office. There are superb features throughout the property including feature high ceilings that rise up to the apex of the roof and further benefits of off street allocated parking and an attractive garden.

### Location

Hallen is a village location on the edge of Bristol that offers great access to the motorway network & Cribbs Causeway as well as The Blaise Castle Estate, Westbury-on-Trym village & Bristol city centre. The local Leisure Centre with a swimming pool and gym is within walking distance and there are a host of walks across the surrounding fields that could take you to Blaise Castle Estate as well as the local nature reserve or up to the Spanorium Skyway.

### Accommodation

Please see the floorplan for room measurements and the property's layout.

### Entrance Vestibule

Impressive Gothic-arched entrance door, and arched ceiling to match; similar Gothic-arched door, with iron furniture and hinges, leading to the entrance hall.

### Entrance Hallway

A split-level hall with three steps up from the door, fitted wood effect flooring and wooden doors, open-tread staircase rising to first floor, radiator glazed double doors into the open plan living room.

### Open Plan Living Room

Feature mullion windows and recent sympathetic double glazing, large feature wood burner.

### Kitchen

Fitted to a high standard the kitchen offers a good range of base, drawer and wall cabinets, with shelves, worktops and attractive tiled splash-backs, double butler sink with mixer tap, integrated appliances including two fridge freezers, two ovens (one is a combi microwave oven grill) and an induction hob, dishwasher and Samsung Eco Bubble washing machine included, radiator, exposed floor boards and three double glazed mullion windows to the rear.

### Reception 2 / Home Office

Feature double-glazed mullion windows to front aspect, fitted wood effect floor, radiator.

### First Floor

#### Landing

High beamed ceiling, wooden doors to rooms, built-in airing cupboard and storage space, radiator

#### Bedroom One

Double glazed Velux window to front, high beamed ceiling, radiator, wood door into the en suite shower room.

#### En Suite

A classically styled white suite comprising of a low-level w.c, wash basin with vanity cupboard, and separate shower, towel rail/radiator and extractor fan.

#### Bedroom Two

Three double glazed Velux windows to rear; high beamed ceiling, a range of fitted wardrobes and storage cupboards, pale laminate flooring, radiator.

#### Bedroom Three

Double-glazed Velux window to front, high beamed ceiling and radiator.

### Bathroom

Double-glazed Velux window to rear. high beamed ceiling, fitted suite comprising free standing claw foot bath, with central period style standpipe mixer tap/shower attachment, wash basin, w.c. with high-level cistern, large walk-in glazed shower cubicle, with tiled walls and chrome towel rail/radiator.

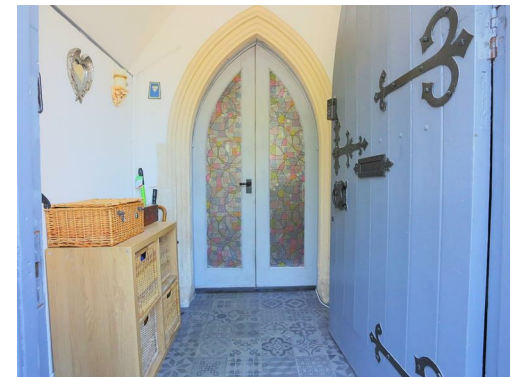
### Outside

#### Gardens

Garden area to the southerly side corner of the building, laid to Cotswold stone with fenced surround and gated access to the off street parking.

#### Allocated Parking

Allocated off-street space for one car.



- Converted Church
- Popular Village Location close to Westbury on Trym
- Three Bedrooms (Master with En Suite)
- 24 ft Open Plan Living Room
- Attractive Garden
- Allocated Parking

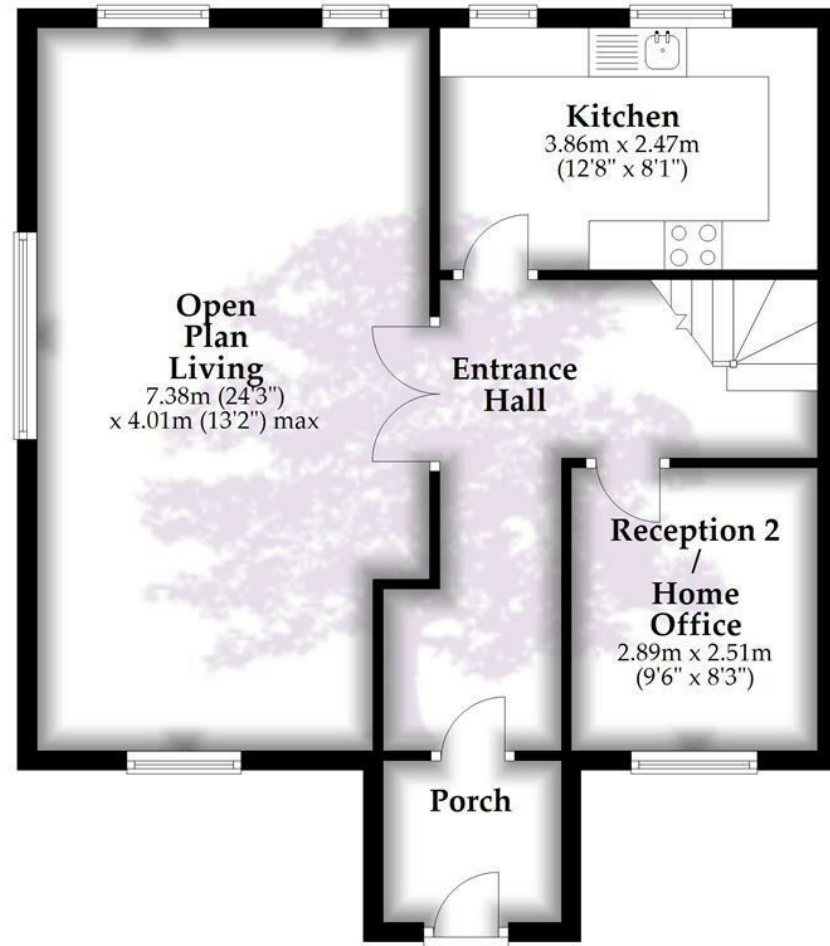




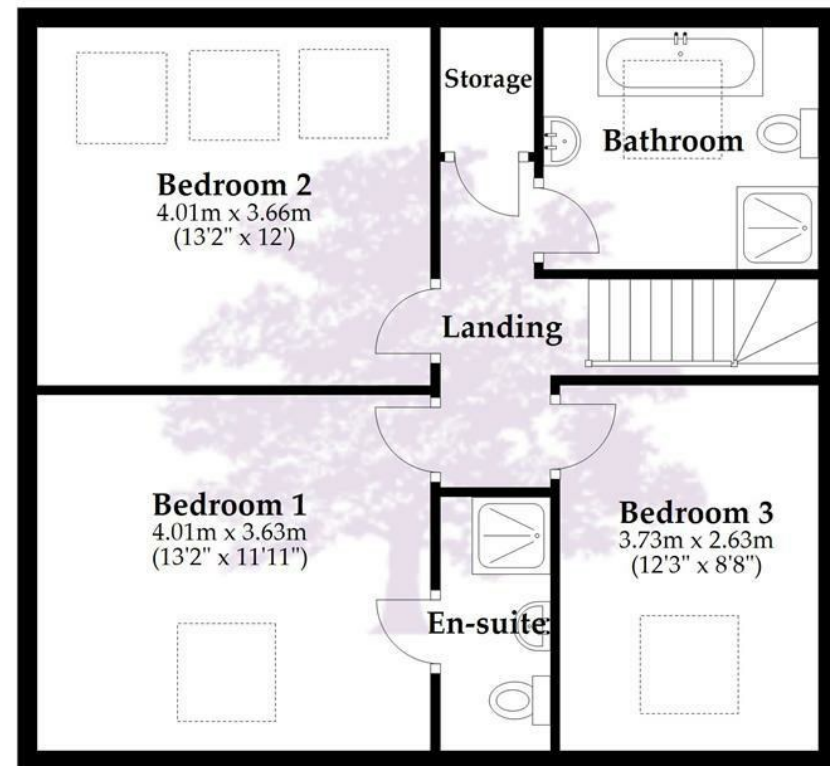
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## Ground Floor



## First Floor



Total area: approx. 120.9 sq. metres (1301.1 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.

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