

19 CHURCH PATH ROAD, PILL, BS20 OEE



















# 19 CHURCH PATH ROAD

### PILL BS20 OEE

GUIDE PRICE £557,750

Brimming with character, this impressive home offers over 1,900 sq ft of versatile accommodation. Three reception rooms provide flexible living space, complemented by three well-proportioned bedrooms and a generous top-floor loft room. To the rear, off-street parking for two adds everyday convenience to this charming and adaptable property.

#### **Ground Floor**

On the ground floor of this elegant Victorian home, high ceilings and period details create an immediate sense of character and space. The welcoming entrance hall opens into a bay-fronted living room, complete with UPVC sash windows and a wood-burning fireplace - a perfect spot to

From here, double doors lead through to the dining Additional information room and family room, with a natural flow between spaces that works beautifully for both everyday living and entertaining. To the rear, a bright and expansive open-plan kitchen, living and dining area forms the heart of the home, filled with natural light and opening directly onto the rear garden for easy indoor-outdoor living. F

A practical utility room and separate store room complete the ground floor, blending period charm with modern convenience. Downstairs WC

#### First Floor

The first floor offers two generous double bedrooms, including a principal bedroom with a beautiful bay-fronted window, as well as a further single bedroom. A well-appointed family bathroom with a three-piece suite serves this level.

A staircase, discreetly hidden behind a door, leads Services: All mains services connected to the loft, which has been transformed into a full master suite. This exceptional space includes a spacious bedroom, a luxurious en-suite bathroom, and a dedicated dressing room, with large windows offering stunning, far-reaching views of the surrounding area.

- · Characterful Semi Detached Property
- · Open Plan Kitchen/Living/Diner
- UPVC Double Glazed Throughout
- · solar panels with a 5kw battery and an electric car charger port

#### **Outdoor Space**

To the rear of the property lies an extensive and private garden, thoughtfully designed with a mix of patio and artificial lawn areas - perfect for outdoor dining, entertaining, or simply relaxing in the sun. Benefiting from all-day sunlight, the garden also provides rear access via a secure gate and a set of steps, leading directly to a double parking bay.

To arrange a viewing or to learn more about this exceptional property, please contact Goodman & Lilley on 01275 430440 or email sales@goodmanlilley.co.uk. Our property experts will be delighted to assist you in exploring this wonderful opportunity.

M5 (J19) - 3 miles, M4 (J20) - 11 miles, Bristol Parkway Station - 14 miles, Bristol Temple Meads Station - 10.5 miles, Bristol Airport - 12 miles (distances are approximate)

Tenure: Freehold

Local Authority: North Somerset Council, Tel: 01934 888888

Council Tax Band: E

- Large & Private Rear Garden

- Three Reception Rooms
- · Allocated Parking To the Real
- · Two Bathrooms

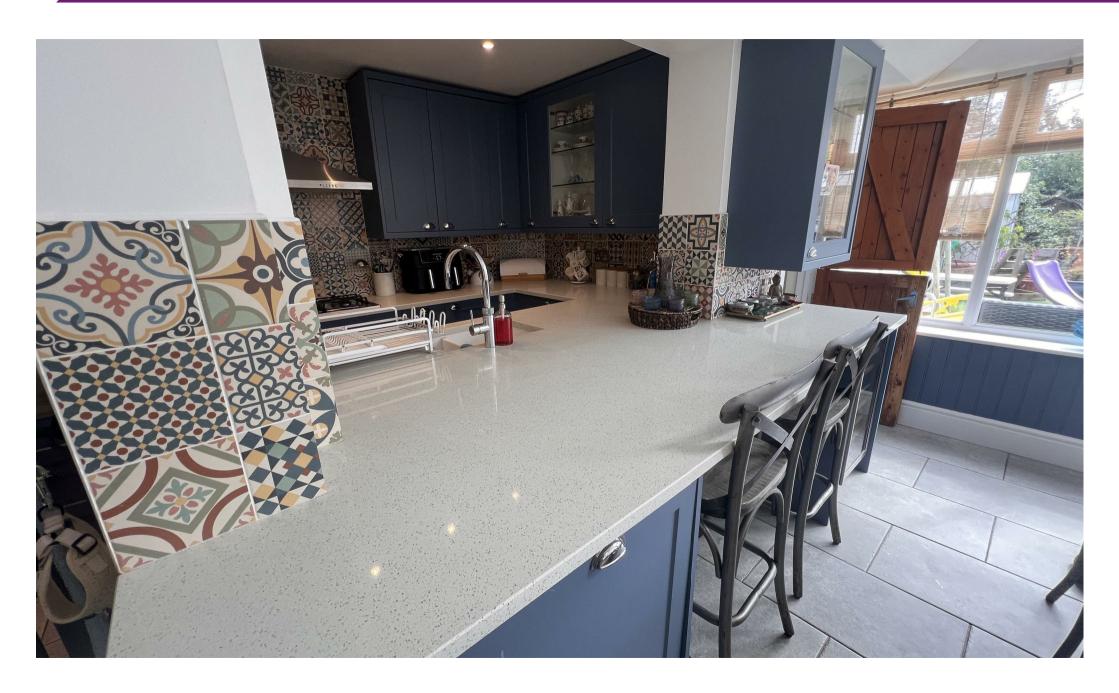






- Four Large Double Bedrooms
  - · Great Views From The Top Floor















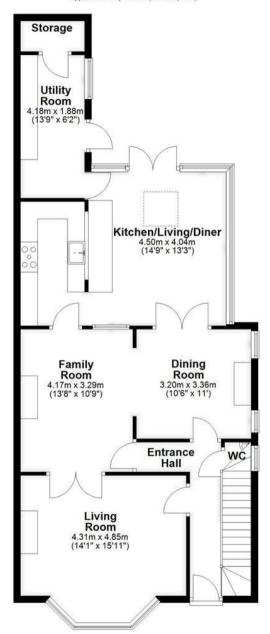




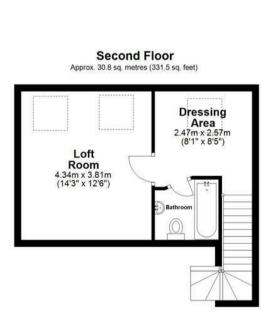


### **Ground Floor**

Approx. 89.1 sq. metres (959.0 sq. feet)



First Floor Approx. 60.2 sq. metres (647.7 sq. feet) Bathroom 3.63m x 1.88m (11'11" x 6'2") Bedroom 3 Bedroom 2 3.20m x 1.99m (10'6" x 6'6") 3.20m x 3.36m (10'6" x 11') Bedroom 1 3.52m x 4.85m (11'7" x 15'11")



Total area: approx. 180.1 sq. metres (1938.2 sq. feet)

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