



9 NORTH GROVE,
PILL, BS20 0JL

GOODMAN
& LILLEY



Upon entering, you are greeted by a welcoming, light filled entrance hall, with stairs rising to the first floor, as you move through the hall you have access to a useful cloaks cupboard. To the front of the home sits a bright and airy living room, enhanced by a large double glazed window fitted with stylish shutters. A feature chimney breast with ornamental recess adds charm and character to the space, while the layout provides plenty of room for comfortable seating.

To the rear, the property boasts an impressive open-plan kitchen/dining room, spanning the full width of the house – a perfect setting for family mealtimes and entertaining. The kitchen is thoughtfully arranged with a range of mostly base units, a corner wall unit, and a generous pantry cupboard offering additional storage. Expansive work surfaces provide ample preparation space, complete with an inset sink and drainer, metro-tiled splashbacks, and a peninsula-style counter that subtly separates the kitchen from the dining area. The kitchen is fitted with a freestanding electric cooker and extractor hood above, while natural light pours in through a rear-facing double glazed window and French doors, which open out to the rear garden – ideal for indoor/outdoor living during the warmer months.

Upstairs, the first floor features three well-proportioned bedrooms. Two are generous doubles, including the master bedroom, which benefits from built-in wardrobes for excellent storage. The third bedroom is a good-sized single, ideal for a child's room, home office or guest space.

The family bathroom is both stylish and practical, comprising a three-piece suite with a low-level WC, vanity wash hand basin, and a deep panelled bath with shower over and a curved glass screen. A heated towel radiator and attractive encaustic tiled flooring add a touch of luxury and character, while dual aspect windows flood the room with natural light.

The landing provides access to the loft space, as well as a storage cupboard housing the combination gas-fired boiler. A side window enhances the sense of space and brightness.

Outside

The rear garden is a true highlight of the property, thoughtfully landscaped for both relaxation and entertaining. French doors from the kitchen open onto a decked seating area, perfect for morning coffee or summer dining. This leads onto a generous expanse of level lawn, ideal for children or pets. To the side of the garden is a charming patio area, sheltered by a timber pergola with an established wisteria providing natural shade and seasonal colour. This tranquil corner is a perfect during warmer months.

Location

Pill is a popular and well-established village located just outside Bristol, offering a perfect balance between rural charm and city convenience. Nestled along the banks of the River Avon, Pill has a strong community feel, a range of local amenities including shops, pubs, a primary school, secondary school, doctor's surgery, and recreational facilities. The village is currently set to benefit from significant investment with the Portishead Railway Line reopening, which will include a station in Pill – providing direct and efficient rail links into Bristol Temple Meads and further enhancing the village's appeal for commuters. Located just over 5 miles from Bristol city centre, Pill offers excellent road access via the A369 and nearby M5 motorway, making it ideal for professionals, families, and those looking for a quieter lifestyle within easy reach of the city. Surrounded by beautiful countryside and close to the Avon Gorge and Leigh Woods, it's a location that blends scenic living with practical connectivity.

-
- End Of Terrace Family Home
 - Spacious Kitchen/Diner
 - Quiet Position
 - Popular Village Location
 - Well Presented Throughout

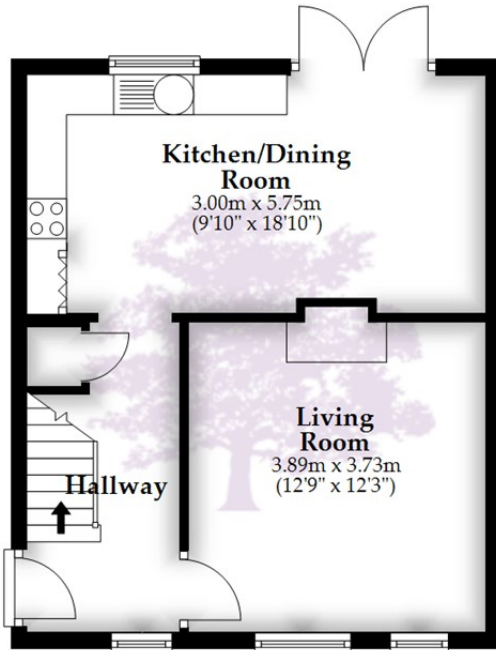
- Three Bedrooms
- Cloakroom
- Generous Rear Garden
- Close To Amenities & Primary School



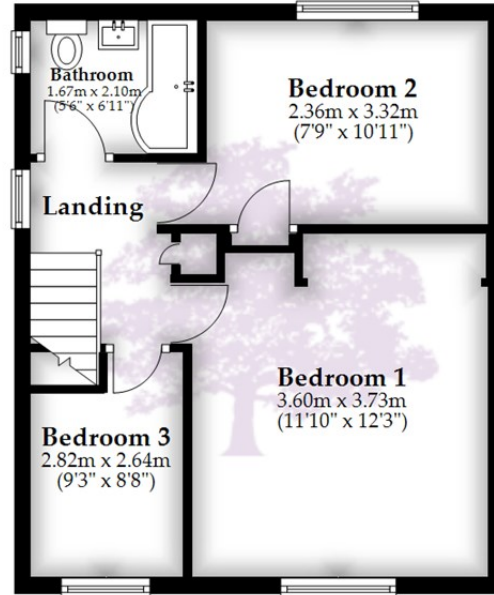
GUIDE PRICE £300,000



Ground Floor



First Floor



Total area: approx. 81.9 sq. metres (881.6 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 - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.