



3 Star Lane, , BS20 0AG
Guide Price £290,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

3 Star Lane, BS20 0AG

A charming two-bedroom cottage located within walking distance of Pill village centre, with fantastic transport links providing easy access to central Bristol. The property also offers parking for two vehicles.

- End Of Terrace Cottage
- Two Double Bedroom
- Quaint Cottage Garden
- Spacious Extended Living Space
- Good Condition Throughout
- Two Reception Rooms
- Utility Room
- Downstairs WC
- Off Road Parking For Two
- Close to local amenities

A charming cottage tucked away in a quiet backwater of the picturesque village of Pill. This deceptively spacious property exudes character throughout, boasting original features while benefiting from a modern kitchen. The home offers a generous lounge, a separate dining room, a utility room, and two comfortable double bedrooms perfect for those seeking a blend of traditional charm and contemporary convenience.

Accommodation Comprising;

Entrance/Dining room

A spacious entrance hall, currently used as a dining room, features a glazed door leading to the front courtyard garden, two Velux windows that flood the space with natural light, and doors providing access to both the utility room and the kitchen.

Utility Room

A glazed door opens to the rear courtyard, while a range of built-in storage units provides practical space. There is plumbing for a washing machine and tumble dryer. A door leads to a convenient WC, fitted with a low-level toilet and wall-mounted sink. The space also benefits from two internal windows, allowing borrowed light into the room.

Kitchen

A charming country-style kitchen fitted with a range of matching wall and base units, along with space for freestanding appliances. A rear-facing window allows natural light to flood the room, and there's ample space for a small breakfast table. A door leads to the inner hall, which provides access to the lounge and stairs to the first floor.

Lounge

A characterful lounge featuring a window and glazed door that overlook and open onto the charming front cottage-style garden. An understairs alcove provides a useful storage area, while the original chimney breast adds a lovely touch of period character to the space.

First Floor Landing

Stairs rise to the first-floor landing, with doors leading to bedroom one, bedroom two, and the bathroom.

Bedroom One

Bedroom one is a generously sized double room featuring a range of built-in wardrobes and a window to the front aspect, offering a pleasant outlook towards Pill village.

Bedroom Two

Bedroom two is a comfortable double room, featuring built-in storage over the stairs and a window to the rear aspect, allowing for natural light.

Bathroom

A modern bathroom featuring a three-piece suite, including a P-shaped bath with a shower over and a glass screen, a low-level WC, and a pedestal sink. A window to the rear aspect allows for natural light.

Garden

To the front of the property, a charming cottage-style garden is laid to patio with shrub borders,

offering a private and tranquil space, enclosed by high-level trellis and climbing plants. A gate provides access to the front path, with convenient storage for bins and recycling.

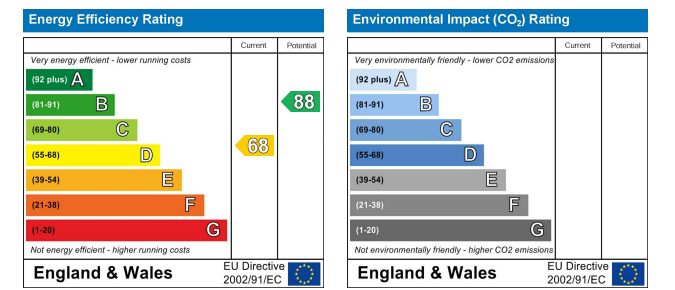
Parking

Opposite the property, there is tandem parking for two vehicles. The parking spaces are registered separately from the title deed of the cottage, as they were purchased at a later date

Agents Note

Viewings strictly by appointment through Goodman & Lilley

The property features a pitched roof with a valley design, not a flat roof.



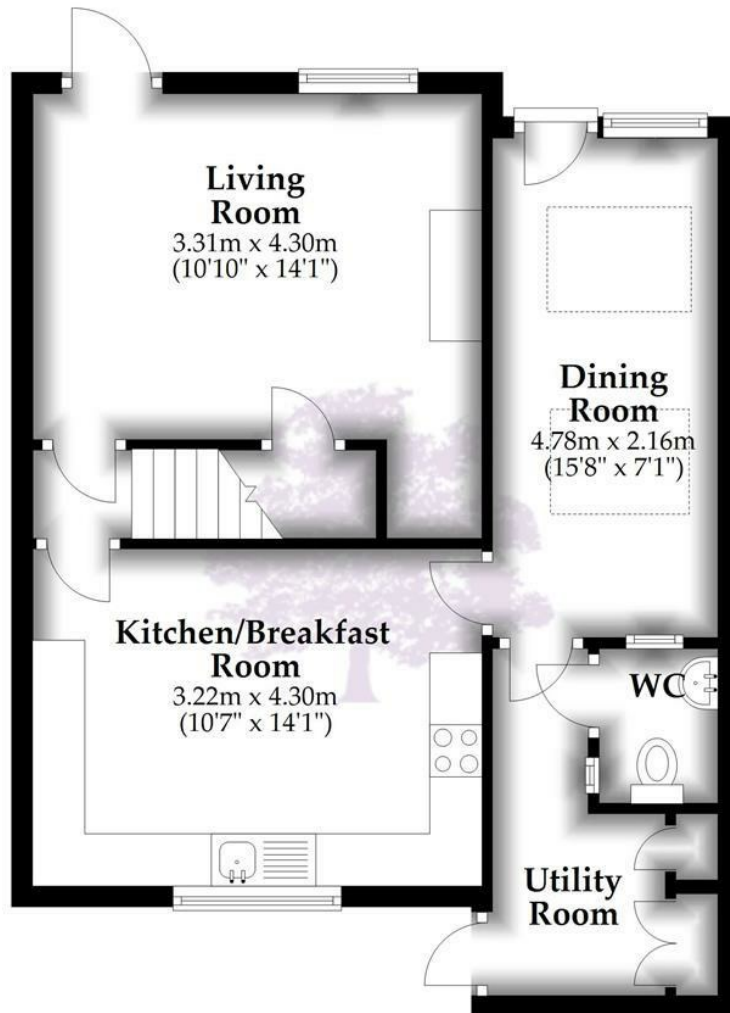
Portishead

Rembrandt House, 36 High Street, Portishead
North Somerset, BS20 6EN
01275 430 440

www.goodmanlilley.co.uk



Ground Floor



First Floor



Total area: approx. 83.5 sq. metres (898.7 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.



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 and 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.