



19 CHURCH PATH ROAD,  
PILL, BS20 0EE

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GOODMAN  
& LILLEY













# 19 CHURCH PATH ROAD

## PILL BS20 0EE

GUIDE PRICE  
£575,000

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 relax.

From here, double doors lead through to the dining 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.

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

### 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 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.

### 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.

### Additional information

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](mailto: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

Services: All mains services connected

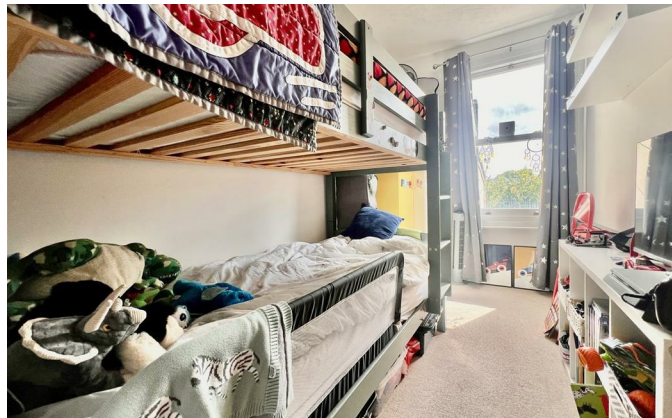
- Characterful Semi Detached Property
- Open Plan Kitchen/Living/Diner
- UPVC Double Glazed Throughout
- Four Large Double Bedrooms
- Large & Private Rear Garden
- Great Views From The Top Floor
- Three Reception Rooms
- Allocated Parking To the Rear
- Two Bathrooms









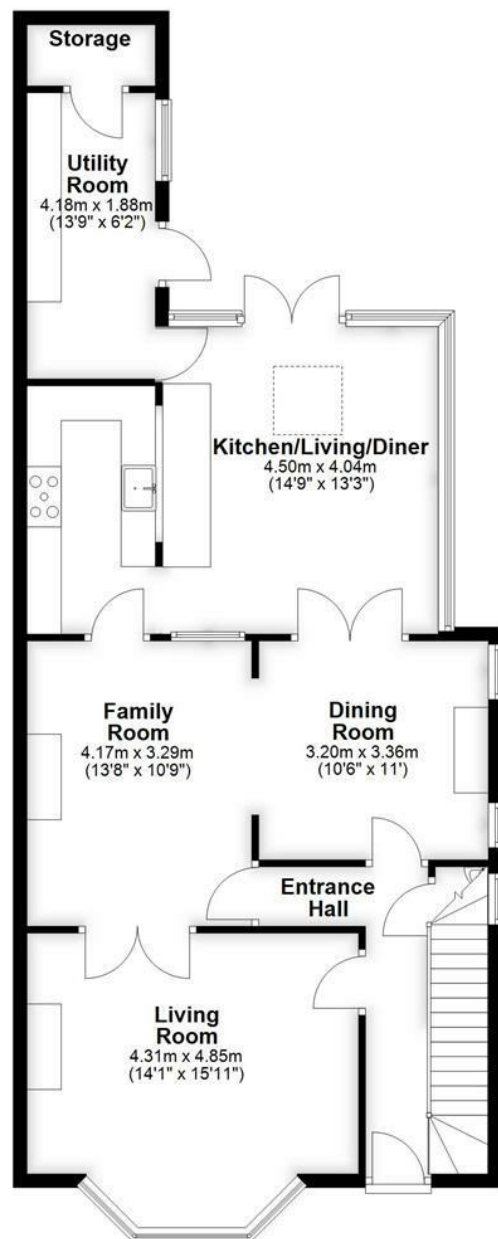


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### Ground Floor

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



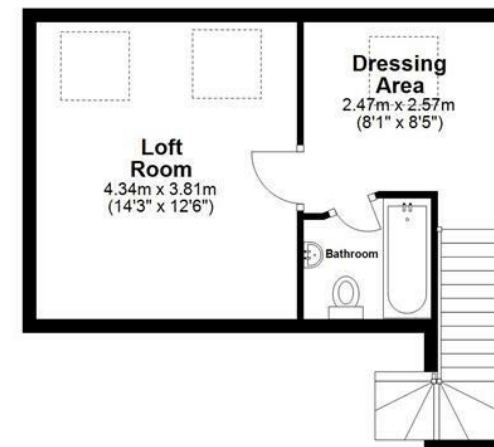
### First Floor

Approx. 60.2 sq. metres (647.7 sq. feet)



### Second Floor

Approx. 30.8 sq. metres (331.5 sq. feet)



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



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