



22 ST. GEORGES HILL,  
EASTON IN GORDANO, BS20 0PT

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GOODMAN  
& LILLEY



AN OPPORTUNITY TO ACQUIRE A CHARMING FOUR-BEDROOM SEMI-DETACHED PERIOD COTTAGE, LOCATED ON THE FRINGES OF THE POPULAR VILLAGE OF EASTON-IN-GORDANO. THE PROPERTY HAS BEEN LOVINGLY OWNED BY THE CURRENT OWNERS FOR OVER 30 YEARS.

Believed to date back 300 years and associated with Failand Farm this fine residence represents a quintessential example of a home built within this era. The property has undergone a programme of careful and tasteful improvements by the current owners, transforming the property into a family home for years to come and now offers all the luxuries accustomed to a modern home whilst retaining many character features. In brief, the cottage comprises; entrance vestibule, kitchen/breakfast room, living room and sitting room. The first floor features four bedrooms and a family bathroom. The landscaped rear garden enjoys a favoured southerly orientation and is laid predominately to lawn with a various seating areas in which to enjoy the aspect whilst dining al fresco in the warmer summer months. The garden is flanked with established borders planted with an array flowering shrubs and specimen trees for those buyers with green fingers. The garden also features a stone built miniature cottage adding charm and character to this wonderful cottage garden. The property also features an outbuilding with power and electric connected.

Easton-In-Gordano is a particularly sought after rural village on the outskirts of Bristol and sits within the North Somerset boundary, and has previously featured on Kirstie Allsopp's Best of Both Worlds on Channel 4. St Georges Hill is located in a convenient position on the fringes of the village with Brunel's iconic Suspension Bridge located a mere four miles away, providing direct access to Clifton Village & Bristol City Centre.

Bristol 5 miles, Clifton village 4.5 miles, M5 (J19) 0.5 mile, Portishead 3.5 miles, Cribbs Causeway regional shopping centre 7 miles, Bristol Airport 11.5 miles (distances approximate).

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

Services: All mains services connected.

All viewings strictly by appointment with the agent Goodman & Lilley - 01275 430440

Accommodation Comprising:

Entrance Hall

Secure hardwood front door opening to the entrance hall, feature vaulted ceiling with exposed ceiling timbers, window to the front and side aspects, tiled flooring, hardwood door opening to:

Kitchen/Breakfast Room

A well-proportioned room fitted with a comprehensive range of oak wall, base and drawer units finished with black granite and oak combination work surfaces over, in set one and a half bowl sink and mixer tap, space for gas range cooker with extractor hood, cupboard concealing the washing machine, fridge, dishwasher, gas fired boiler serving the heating system and domestic hot water, tiled flooring, uPVC double glazed windows to the side aspect, exposed ceiling timbers, French doors opening to the rear garden, stairs rising to the first floor landing, cottage thumb latched doors opening to principle rooms. The dining area provides ample space for a family-sized table and chairs. Underfloor heating

Dining Room

A wonderful reception room, brimming with character and charm with wonderful period features that include a stone chimney breast with timber mantle, feature wood burning stove, flag stone flooring, white washed stone walls with feature alcoves, uPVC double glazed windows to the rear aspect, radiators, arched timber doors to the living room, TV point.

Living Room

uPVC double glazed window to the front aspect, sand stone fire surround with wood burning stove, exposed wood flooring, radiators, TV point.

First Floor Landing

Velux window flooding the stairwell with natural light, thumb latched doors to two of the bedrooms and family bathroom.

Master Bedroom

A good sized principle bedroom with uPVC double glazed window to the side aspect, comprehensive range of built-in wardrobes, exposed ceiling timber, radiator.

Bedroom Two

uPVC double glazed window to the front aspect, radiator, access to roof space via loft hatch, built-in wardrobe, TV point.

Bedroom Three

Velux window to the rear aspect, radiator, recessed book shelf, exposed ceiling timber.

Bedroom Four

Dual aspect uPVC double glazed windows to the front and side aspects, radiator.

Shower Room

A beautifully fitted four piece bathroom suite comprising; low-level WC, vanity wash hand basin with marble countertop, shower enclosure with mains shower and hand shower attachment, heated towel radiator, quality ceramic tiled wall and floor tiling, uPVC double glazed window to the rear aspect. Underfloor Heating

Outside

The landscaped rear garden enjoys a favoured southerly orientation and is laid predominately to lawn with a various seating areas in which to enjoy the aspect whilst dining al fresco in the warmer summer months. The garden is flanked with established borders planted with an array flowering shrubs and specimen trees for those buyers with green fingers. The garden also features a stone built miniature cottage adding charm and character to this wonderful cottage garden. The property also features an outbuilding with power and electric connected.

Off-Road Parking

The property features off-road parking for at least one vehicle the front of the cottage. The property also has an EV charging point.

- Period Semi-Detached Cottage
  - Two Reception Rooms
  - Delightful Cottage Gardens
  - Popular Village Location
  - EV Charging Port
- Four Bedrooms
  - Period Features
  - Off-Road Parking
  - Viewing Highly Advised
  - Owned By the Current Owners For Over 30 Years

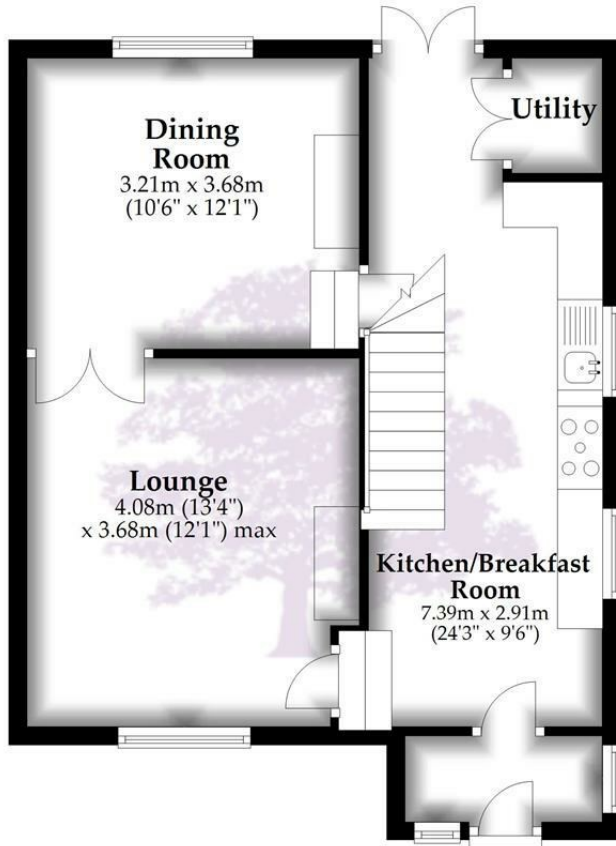


GUIDE PRICE £450,000



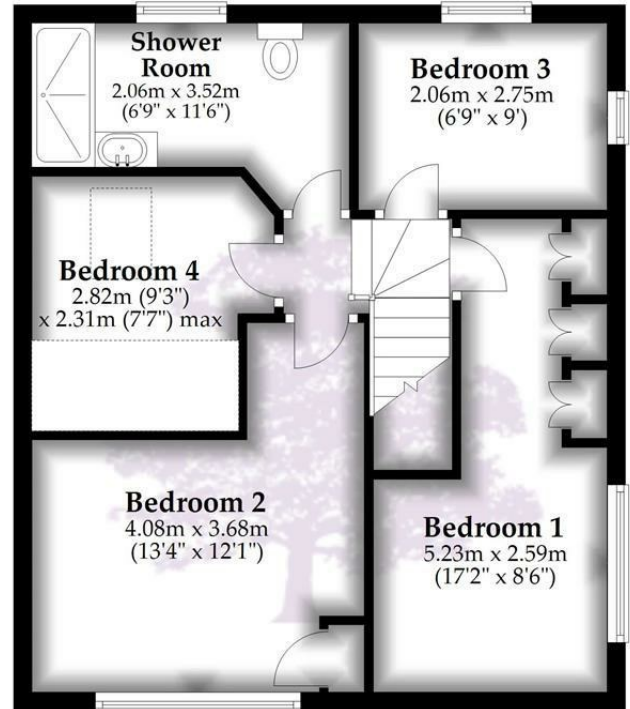
## Ground Floor

Approx. 49.3 sq. metres (531.0 sq. feet)



## First Floor

Approx. 47.0 sq. metres (506.3 sq. feet)



Total area: approx. 96.4 sq. metres (1037.2 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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