



12 MOUNT PLEASANT,  
PILL, BS20 0ES

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GOODMAN  
& LILLEY



NESTLED IN THE HEART OF THE EVER-POPULAR VILLAGE OF PILL, THIS DELIGHTFUL TWO-BEDROOM TERRACED COTTAGE ENJOYS A WONDERFUL ELEVATED POSITION OVERLOOKING THE VILLAGE GREEN. SET FURTHER ALONG THE TERRACE, AWAY FROM THE MAIN ROAD, THE PROPERTY OFFERS PEACE AND CHARM IN EQUAL MEASURE, WITH PICTURESQUE VIEWS ACROSS THE OPEN GREEN SPACE.

Steps rise from the road to the sunny front terrace, a perfect spot to sit back and enjoy the afternoon sun while taking in the open outlook. The front door opens into a welcoming entrance hall, leading through to the dining area, which comfortably accommodates a family-sized table and provides a natural hub for the home. From here, stairs rise to the first floor, while doors give access to both the kitchen and living room.

The living room occupies the front of the property, featuring a lovely bay window that frames the views across the green and fills the room with light. To the rear, the kitchen is fitted with a range of wall and base units, complemented by dual-aspect windows that enhance the sense of space and light. There is ample provision for appliances, including space for a fridge/freezer, washing machine, and an electric hob with extractor hood above.

Upstairs, the first floor offers two generous double bedrooms, both well-proportioned, along with a modern shower room fitted to a high standard. The bathroom includes fitted storage units, a vanity wash hand basin, WC, and a corner shower cubicle.

Outside, the rear courtyard garden provides a private, low-maintenance space – ideal for a bistro table and chairs, perfect for morning coffee or evening relaxation. However, it’s the front terrace that truly shines – an inviting and sociable space to enjoy the best of the afternoon and evening sun.

Location

Tucked along the scenic banks of the River Avon, the village of

Pill offers the perfect blend of rural charm and modern convenience. This sought-after community is known for its friendly atmosphere, picturesque setting, and easy access to both countryside and city life. With its tree-lined lanes, welcoming local pubs, independent shops, and riverside walks, Pill captures the essence of relaxed village living — all just a short distance from Bristol.

One of the most exciting prospects for the area is the reopening of the Portishead Railway Line, which includes a station right here in Pill. Once complete, this will offer direct connections into Bristol Temple Meads, making commuting into the city faster, easier, and more sustainable.

For residents, this new rail link represents more than just convenience — it marks a moment of transformation. Improved connectivity is expected to bring fresh energy and investment to the village, strengthening its appeal to homebuyers and enhancing long-term property values.

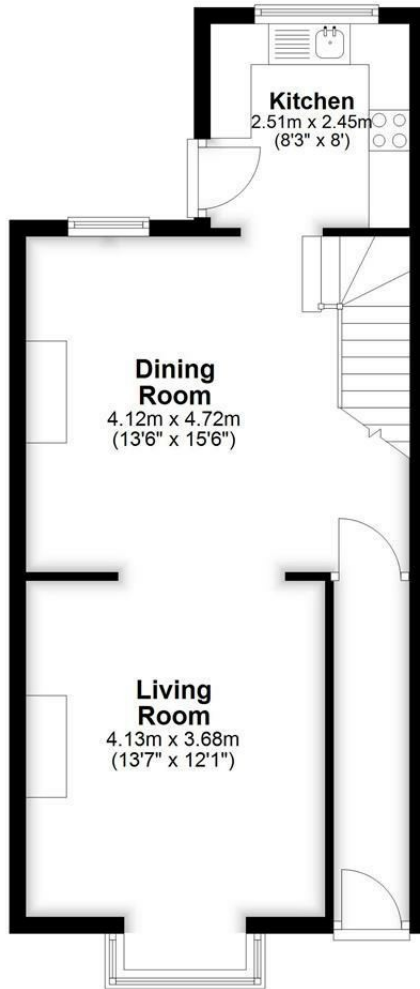


GUIDE PRICE £275,000



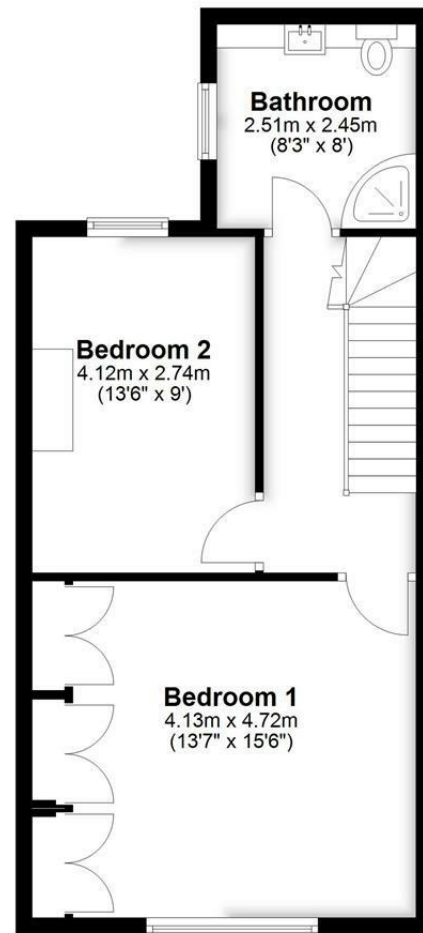
## Ground Floor

Approx. 46.2 sq. metres (497.6 sq. feet)



## First Floor

Approx. 45.7 sq. metres (492.4 sq. feet)



Total area: approx. 92.0 sq. metres (990.0 sq. feet)

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