

15 St. Georges Hill, Easton-In-Gordano, BS20 0PS Offers In Excess Of £300,000



## 15 St. Georges Hill, Easton-In-Gordano, BS20 OPS

A charming cottage set in the heart of Easton-in-Gordano, this property offers an exciting opportunity for complete renovation. Deceptive from the front, the L-shaped building sits on a generous plot with a sizeable rear garden, providing fantastic potential to create a characterful home tailored to your own style and vision.

Set in the heart of Easton-in-Gordano, this deceptively spacious L-shaped cottage represents a full renovation project and an exciting opportunity for buyers seeking a home to completely transform. In need of full modernisation throughout, the property sits on a generous plot with a sizeable rear garden, offering fantastic scope to create a truly individual and characterful home.

The ground floor currently comprises a living room, kitchen/diner, separate dining room, and a useful store room. Upstairs, there are four bedrooms and a family bathroom, providing a solid footprint for a well-proportioned family home.

Available with no onward chain, this is a rare chance to acquire a cottage of this size and character in such a sought-after village location. Easton-in-Gordano is ideally positioned with excellent links into Bristol, making it perfect for commuters as well as those wanting to enjoy village life.

#### **Additional Information**

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)

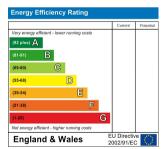
Tenure: Freehold

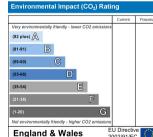
Local Authority: North Somerset Council, Tel:

01934 888888

Council Tax Band: B

Services: All mains services connected





#### Portishead

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

www.goodmanlilley.co.uk

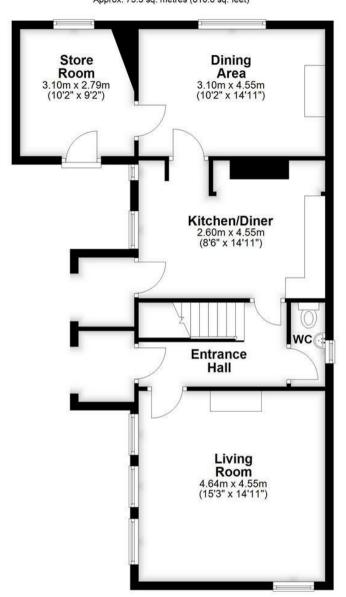


### **Ground Floor**

# Approx. 75.3 sq. metres (810.6 sq. feet)

#### First Floor

Approx. 75.4 sq. metres (811.5 sq. feet)





Total area: approx. 150.7 sq. metres (1622.0 sq. feet)









