

SARAH CLARK
PROPERTY CONSULTANTS

CHURCHSIDE COTTAGE | CHURCH HILL, BRISTOL, BS4 4LT

A wonderfully characterful four-bedroom cottage, offering a rare combination of peaceful village-style living and the convenience of being within easy reach of Bristol City Centre.

Tucked away in a tranquil setting on Church Road in Brislington, this charming period home is full of personality, with exposed stonework, original wooden floors, traditional timber doors and a beautiful fireplace creating a warm and welcoming atmosphere.

Arranged over three floors, the accommodation offers approximately 1,899 sq. ft. including the cellar, providing generous and versatile space for family living.

At the heart of the home is a wonderfully inviting sitting room, where an impressive exposed stone fireplace with a wood-burning stove creates a cosy focal point. The separate dining room, leading on to the kitchen with its stripped wooden floors and period detailing, provides a lovely setting for family meals and entertaining.

The kitchen offers a more contemporary contrast, with cream cabinetry, dark worktops and a breakfast bar, while a further reception room provides valuable flexibility as a playroom, snug or home office.



Features

- Beautiful 18th-century semi-detached period cottage
- Spacious accommodation over three floors
- Versatile reception rooms
- Character features
- Modern fully equipped kitchen
- Family bathroom and shower room
- Cellar providing useful storage
- Enclosed stone-walled rear garden











Sitting Room
21'7" x 11'10" (6.58 x 3.62)
A wonderfully welcoming reception room full of character, featuring stripped wooden floorboards and an impressive exposed stone fireplace with a wood-burning stove. A lovely space for relaxing with family and friends.

Dining Room
12'0" x 11'10" (3.66 x 3.62)
A charming dining room, off the kitchen, with original wooden flooring, traditional timber door and attractive period detailing, providing a warm and inviting setting for family meals and entertaining.

Kitchen
13'9" x 10'0" (4.21 x 3.07)
A bright, contemporary kitchen fitted with a range of cream wall and base units, contrasting dark worktops and a breakfast bar. The room enjoys plenty of natural light, with views towards the garden.

Playroom/Snug
9'1" x 14'0" (2.78 x 4.29)
A versatile additional reception room which could be used as a children's playroom, cosy snug or home office, offering valuable flexibility for modern family living.

Bedroom One - First Floor
12'8" x 11'10" (3.87 x 3.62)
A generously proportioned double bedroom with plenty of space for bedroom furniture, enjoying a comfortable and peaceful atmosphere.

Bedroom Two - First Floor
13'8" x 7'10" (4.18 x 2.40)
A further well-proportioned bedroom with a pleasant outlook, ideal as a children's bedroom, guest room or additional double bedroom.

Family Bathroom
A particularly spacious bathroom featuring a beautiful freestanding roll-top bath, separate walk-in shower with glass enclosure, wash hand basin, WC and bidet. A lovely combination of traditional character and everyday practicality.

Bedroom Three - Second Floor
13'1" x 12'6" (4.00 x 3.82)
A charming bedroom tucked beneath the eaves, with attractive rooflines and lovely views towards the neighbouring church. A versatile space equally suited to a bedroom or home office.

Bedroom Four - Second Floor
9'8" x 11'10" (2.97 x 3.62)
A comfortable bedroom with fitted storage and characterful sloping ceilings, providing a lovely space for children, guests or a hobby room.

Second Floor Shower Room
A convenient additional shower room fitted with a shower enclosure, wash hand basin and WC, serving the two bedrooms on the upper floor.

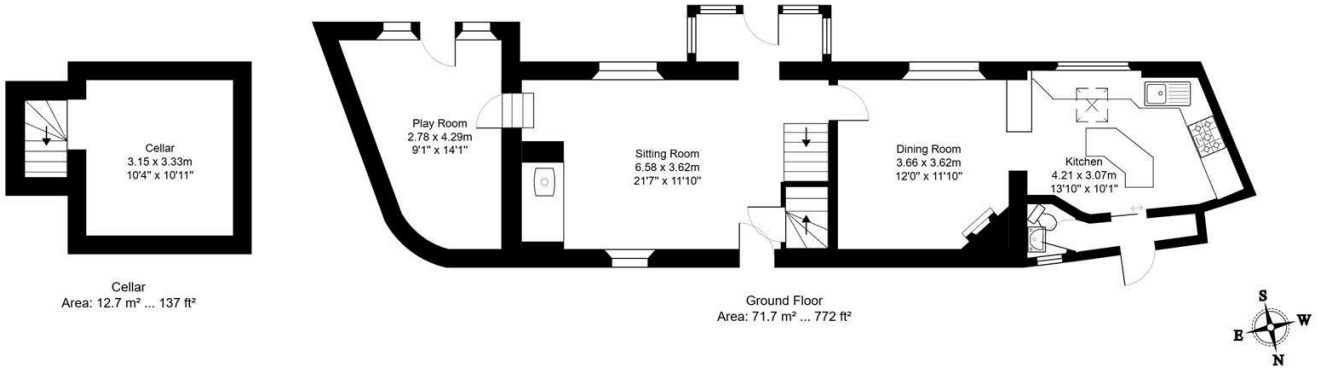
Cellar
10'4" x 10'11" (3.15 x 3.33)
A useful cellar offering approximately 137 sq. ft. of additional storage space, ideal for household items and seasonal belongings.

Rear Garden
A delightful enclosed garden surrounded by traditional stone walls and mature greenery, creating a wonderfully peaceful and private setting. With a combination of lawn and paved seating areas, it provides a lovely space for outdoor dining, entertaining and family enjoyment.

TENURE
FREEHOLD

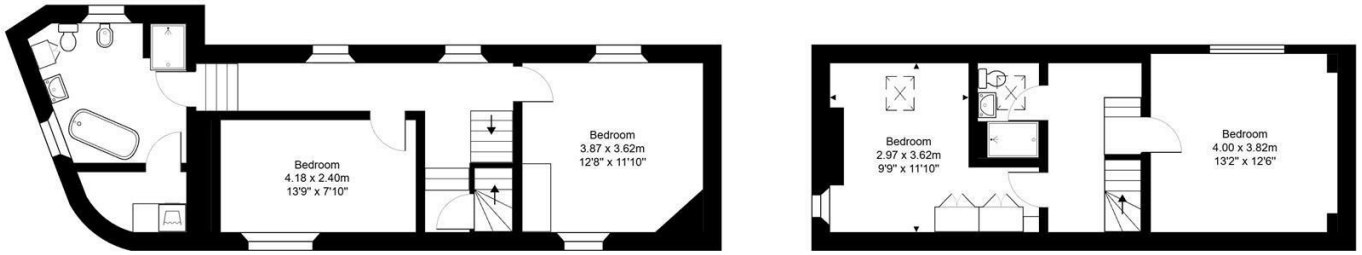
SERVICES
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LOCAL AUTHORITY
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Cellar
Area: 12.7 m² ... 137 ft²

Ground Floor
Area: 71.7 m² ... 772 ft²

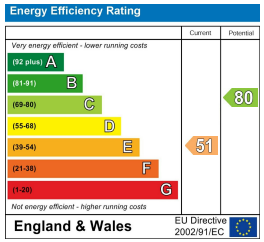


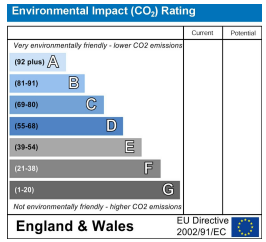
First Floor
Area: 51.9 m² ... 558 ft²

Second Floor
Area: 40.2 m² ... 433 ft²

Total Area: 176.5 m² ... 1899 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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