



Saltford Court, Saltford
Bristol, BS31



Beyond your expectations

An 18th Century lodge annex along with a detached family home.

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Substantial Family House | Detached Period Lodge | 4 Bedrooms | 3 Reception Rooms | Delightful Gardens | Double Garage and Parking

Guide Price £800,000 Freehold

Description

This substantial detached family home is one of only six built in the 1980's within the original walled grounds of Saltford House. Now in need of general updating, the house itself offers great potential to enhance or even adapt the present layout. The ground floor comprises a drawing room with fireplace, which connects to the dining room, both overlooking the rear garden. Off the hall is a study and cloakroom and completing the accommodation on this floor is a kitchen/breakfast room with a utility room leading to the side access. The first floor landing leads to all four bedrooms with the master having an en-suite shower room and a family bathroom with separate WC serving the other rooms. An attached double width garage has two doors one with remote opener and is located adjacent to the study should one need to incorporate this space to further living or a ground floor bedroom facility.

The Lodge has a castellated facade with a front door from the High Street into a sitting room with a stone feature fireplace. A lobby connects to the bathroom and a further hall leads to a terrace along with the kitchen and a bedroom. It could be arranged to have its own gated access to a private garden area.

Outside

The walled garden is divided into two areas of landscaped and beautifully stocked formal area on the southern aspect with a sunken terrace for the lodge. A path then leads to a vegetable garden with two sheds, a

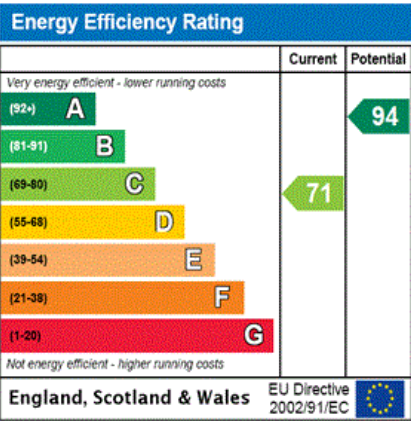
greenhouse and a highly productive arrangement of beds and fruit trees. There is also ample parking for at least five vehicles on an extensive drive to the front.

Location

Located just off the High Street of Saltford and providing ease of access to the local amenities, the community lies almost equidistant to both Bath and Bristol city centres with the historic attractions of both. With day to day shopping and local schools including Wellsway School which is an established academy providing exceptional educational opportunities for students 11-18, public transport services provide excellent links to the major destinations nearby. Furthermore Bristol International Airport is less than 15 miles drive.

Additional Information

Services: All mains connected. Council Tax Band G. EPC Ratings for Main House EPC:C and The Lodge EPC:D.



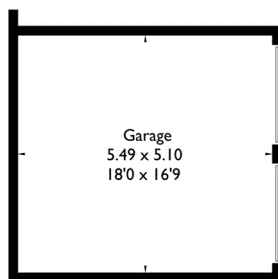
Saltford Court, Saltford

Approximate Gross Internal Area = 166.5 sq m / 1792 sq ft
(Excluding Void)

The Lodge = 46.2 sq m / 497 sq ft

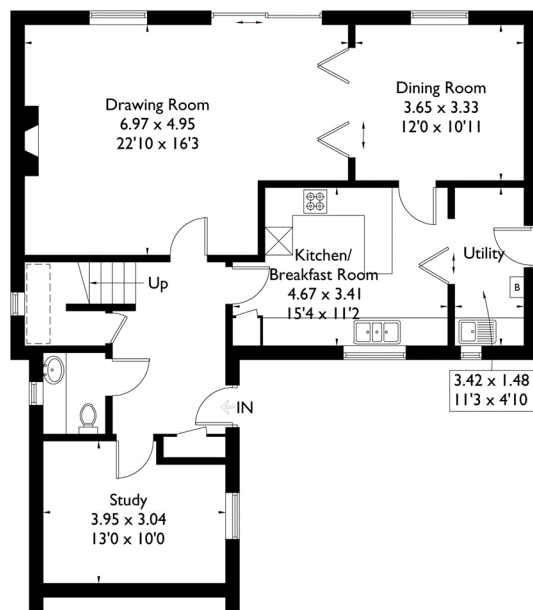
Garage = 28 sq m / 301 sq ft

Total = 240.7 sq m / 2591 sq ft

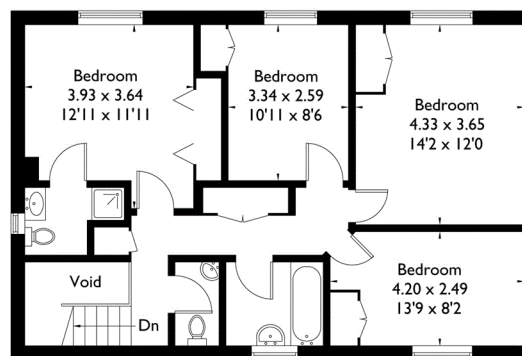


(Not Shown In Actual Location / Orientation)

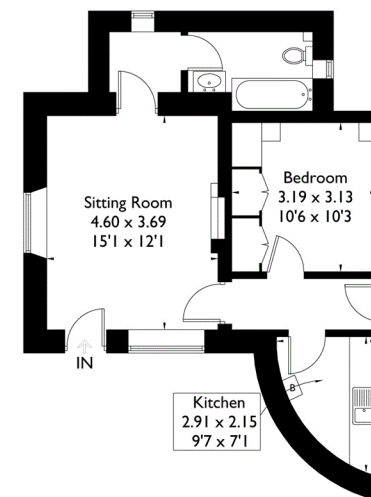
= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

The Lodge

FLOORPLANZ © 2016 0845 6344080 Ref: 178648

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

