



Station Approach, Pensford

Offers Over £800,000

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Station Approach, Pensford

Station House, the original station master's house, is a magnificent historical property that perfectly combines traditional charm with modern, stylish living. Initially a four double bedroom detached residence, it has been reconfigured to now offer three double bedrooms and two spacious, ultra modern bathrooms. Ground floor accommodation includes a split-level lounge with a central fireplace and multi-fuel burner, this room could quiet easily form two separate reception rooms, a stunning contemporary kitchen/dining/family room, a separate utility space and a downstairs WC.

The property features a two-tiered garden; the upper level, which requires cultivation, provides stunning panoramic views of the countryside, including Chew Valley. The lower tier, encircling the house, boasts a spacious, maintenance-free artificial lawn, an expansive patio area, a gated block-paved driveway with ample parking, and a detached double garage with power and lighting.

Pensford is the largest village in the civil parish of Publow in Somerset. It lies in the Chew Valley, approximately 7 miles south of Bristol, 8 miles west of Bath, and 14 miles north of Wells. It is on the A37 road from Bristol to Shepton Mallet which provides direct access to Bristol City Centre. The city of Bath can be accessed equally easily by heading south on the A37 and then taking the A39.

Offering three pubs: the Travellers Rest, the Rising Sun, and the George and Dragon. During the 17th and 18th centuries Pensford was an important staging post for stage coaches which stopped at the George and Dragon and the Rising Sun. The George and Dragon dates from 1752 and is a Grade II listed building.

Identified as being of special architectural and historic interest, Pensford was designated as a Conservation Area in May 1988.

The property is available with no onward chain.





Ground Floor Accommodation

Kitchen/Dining/Family Room - 27'10 Max x 12'9 Max

This superb refitted kitchen, includes contemporary and stylish fitted wall and base units with timber block work surfaces over. Integrated appliances include a double electric oven and separate microwave/grill, a Bosch induction hob with angled cooker hood above and a slim wine cooler. There is an inset twin bowl composite sink unit, breakfast bar adjacent to oodles more storage and space for a large American style fridge freezer.

Utility Room - 9'4 x 6'2

Housing the Worcester gas central heating combination boiler, the utility area also provides a work surface with space and plumbing below for both a washing machine and dishwasher.

Sitting Room - 23'1 Max x 16'1 Max (In to bay)

Comprising of two slightly different level rooms connected together and featuring a central fireplace, the charming sitting room benefits from having two bay windows to the front of the property. These two areas could easily be separated to form separate reception rooms, each with a bay window.

WC

Low level WC, wash hand basin sat on a vanity unit, heated towel rail.





First Floor Accommodation

Landing

An interesting split level landing adds to the character of the property and offers access to all bedrooms and the two imposing bathrooms

Bedroom One - 12'3 x 12'4 In to wardrobe

Double glazed window to front aspect, the main bedroom benefits from having a feature fireplace, either side of which are built in wardrobes.

Bedroom Two - 12'5 x 12'1

A dual aspect room with double glazed windows to front and side. This bedroom also has a feature fireplace.

Bedroom Three - 12'9 x 10' In to wardrobe

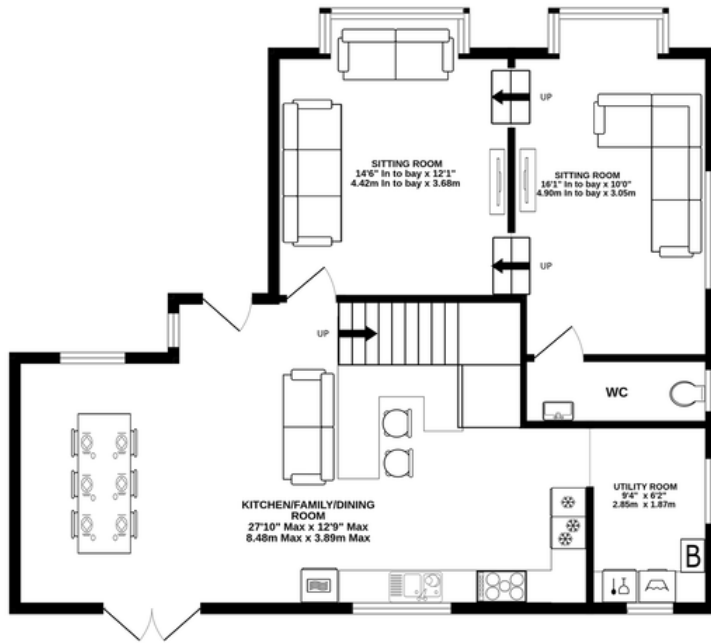
This bedroom is also dual aspect with double glazed windows to front and side. The built in wardrobes run the entire length of the bedroom providing ample storage.

Bathroom One - 11' x 9'3

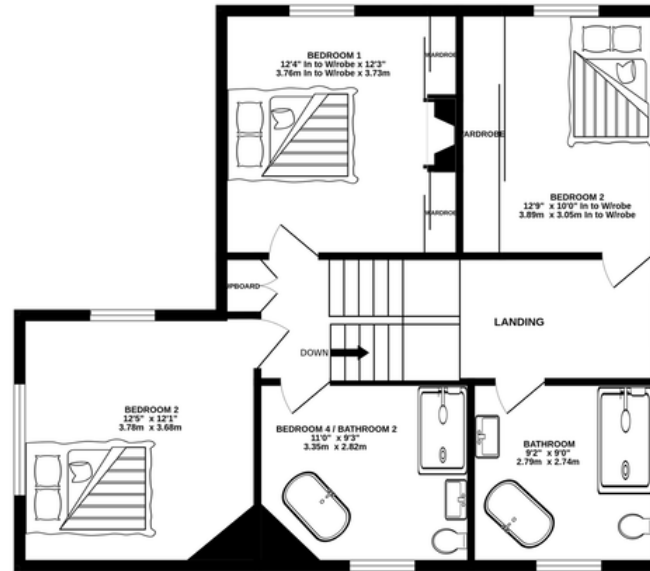
Installed in to what was the fourth bedroom, this incredible bathroom comprises of a free standing rounded double ended bath tub with freestanding bath waterfall tap with shower mixer, double walk-in shower cubicle with rainfall shower head and separate hand held attachment, low level WC, wall hung vanity sink with deep drawer, heated towel rail. Lighting is automatic including the vanity mirror above the sink.



GROUND FLOOR
835 sq.ft. (77.5 sq.m.) approx.



1ST FLOOR
742 sq.ft. (68.9 sq.m.) approx.



2ND FLOOR
278 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 1855 sq.ft. (172.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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