



- 28'7 Lounge/diner
- Island kitchen
- Study
- Three bedrooms
- Master bedroom with dressing area
- Laundry room
- Bathroom and family shower room
- Amazing gardens
- Off street parking

Lyndhurst Cottage, Ferry Steps Ferry Road, Hanham Mills, Bristol, BS15 3NU
£675,000 Freehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



Entry
Hallway
Master Bedroom 15'8" x 13'2" (4.78m x 4.02m)
Dressing Room 12'10" x 10'7" (3.93m x 3.25m)
Ensuite Bathroom 9'0" x 7'9" (2.76m x 2.37m)
Laundry Room 9'8" x 5'0" (2.96m x 1.54m)
Bedroom 11'3" x 8'5" (3.43m x 2.59m)
Bedroom 11'2" x 7'9" (3.41m x 2.37m)
Bathroom 6'3" x 5'6" (1.92m x 1.69m)
Study 12'2" x 6'5" (3.72m x 1.96m)
Living/Dining Room 28'6" x 16'0" (8.70m x 4.90m)
Kitchen 17'5" x 11'10" (5.32m x 3.61m)
Terrace 25'4" x 12'4" (7.73m x 3.78m)

Approximate total area 1625.03 ft²
150.97 m²
Balconies and terraces 288.69 ft²
26.82 m²

(1) Excluding balconies and terraces.
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.
GIRAFFE360

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING D

COUNCIL TAX BAND E



A unique cottage in an enviable location set on the banks of the River Avon. Entrance lobby, entrance hallway, 28'7 lounge/diner, island kitchen, study, three bedrooms, the master boasting a large dressing area, bathroom and laundry room, plus an additional family shower room.

Outside are amazing gardens with various decks and terraces taking full advantage of the property's stunning location.

Ample off street parking is provided via double gates, with large shed storage, plus two parking spaces to the front of the property.

the location

Set in the historic Hanham Mills locality, directly overlooking the River Avon, this home boasts a stunning location with the feel of the country, yet on the edge of the city. There is a range of local towpath walks along the river and into Hencliffe Woods. The ever popular public houses, the Chequers and the Old Lock and Weir are a few moments away if you fancy a tipple. Local shopping facilities are available at Memorial Road, Hanham high street and the retail park at nearby Longwell Green with Marks and Spencer, Costa Coffee, swimming pool and leisure centre. The Avon ring road and Bristol to Bath cycle path are easily accessible. Bristol 4.9 miles Bath 8.4 miles

what the owners will miss

"I have lived at Lyndhurst Cottage since 2012, and I have loved every minute. The location is brilliant, and the house and grounds are perfect, I couldn't have wished for much more. The house is great for entertaining due to the upside down layout. There are two nice pubs in the road if you choose to go to them and you will know everyone in the seven houses in the road within a very short time as they are all very friendly. If you have a dog or just like walking, there are amazing walks right outside the door. Due to circumstance changes I am moving on but believe me and ask anyone who knows me, I would really love to stay here forever."

just a thought...

You may never have heard of Ferry Steps or Hanham Mills, but this hidden locality is a delight for many, yet to be discovered. So close to the city, yet offering tranquility and space with green wooded and river walks and two fantastic local pubs on the doorstep. This is a genuine rare opportunity to acquire a landmark house, in a stunning location!