



Culvery Lane, Bristol
, BS39 4AG

£779,000



Culvery Lane, Bristol

DESCRIPTION

Welcome to Rivermead, a delightful and distinctive property nestled on a quiet road in the picturesque village of Pensford, beside the serene River Chew and just below the historic Pensford Viaduct. The Church of St Thomas, a charming local landmark, adds to the beauty of this tranquil setting. This is a home that truly deserves to be viewed!

Meticulously maintained by its current owners, Rivermead has recently been enhanced with eco-friendly upgrades, including solar panels with battery and air source heat pumps, ensuring both comfort and sustainability. The result is a stylish, energy-efficient home with low running costs and breathtaking views.

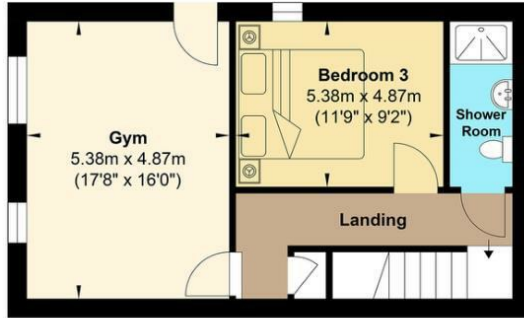
In brief, the accommodation comprises a welcoming entrance hall leading to a spacious kitchen/diner, a cosy lounge, a master bedroom with en suite, a second bedroom, and a family bathroom. A discreet staircase provides access to the lower floor, where you'll find a shower room, an additional bedroom, and a reception room currently used as a gym. This lower level offers excellent potential to be converted into a self-contained annex, ideal for extra living space or an Airbnb rental.

Further benefits include the convenience of local shops and a pub within walking distance, as well as fishing rights on the River Chew, offering a peaceful retreat right on your doorstep.

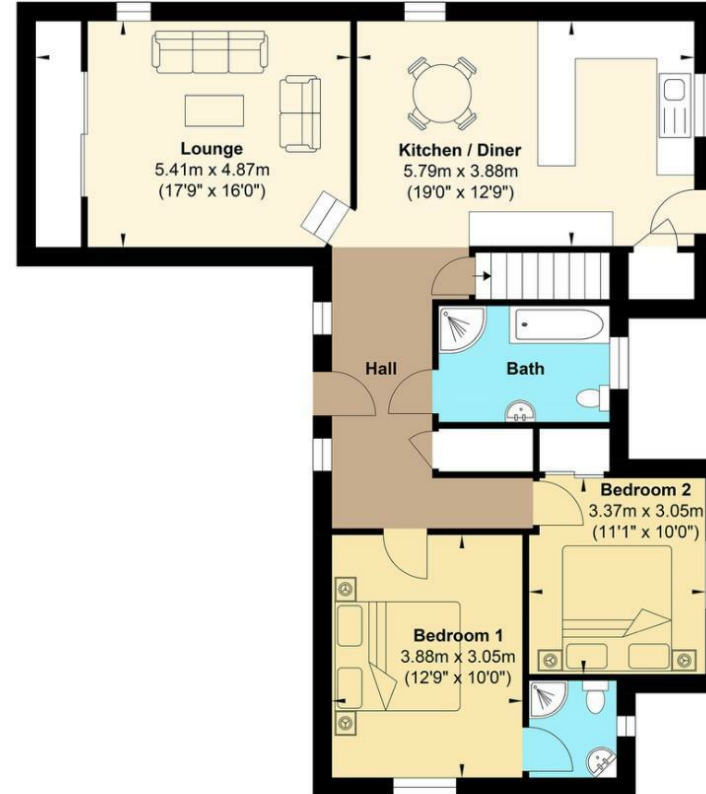
Don't miss the chance to experience this exceptional home in such a truly unique location!





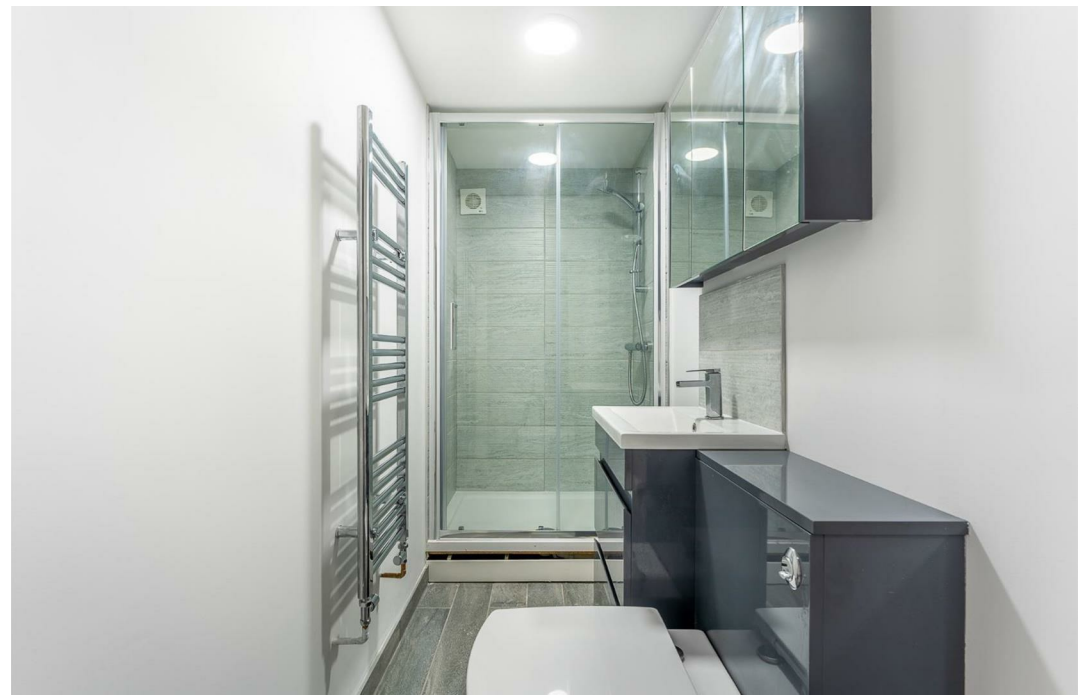


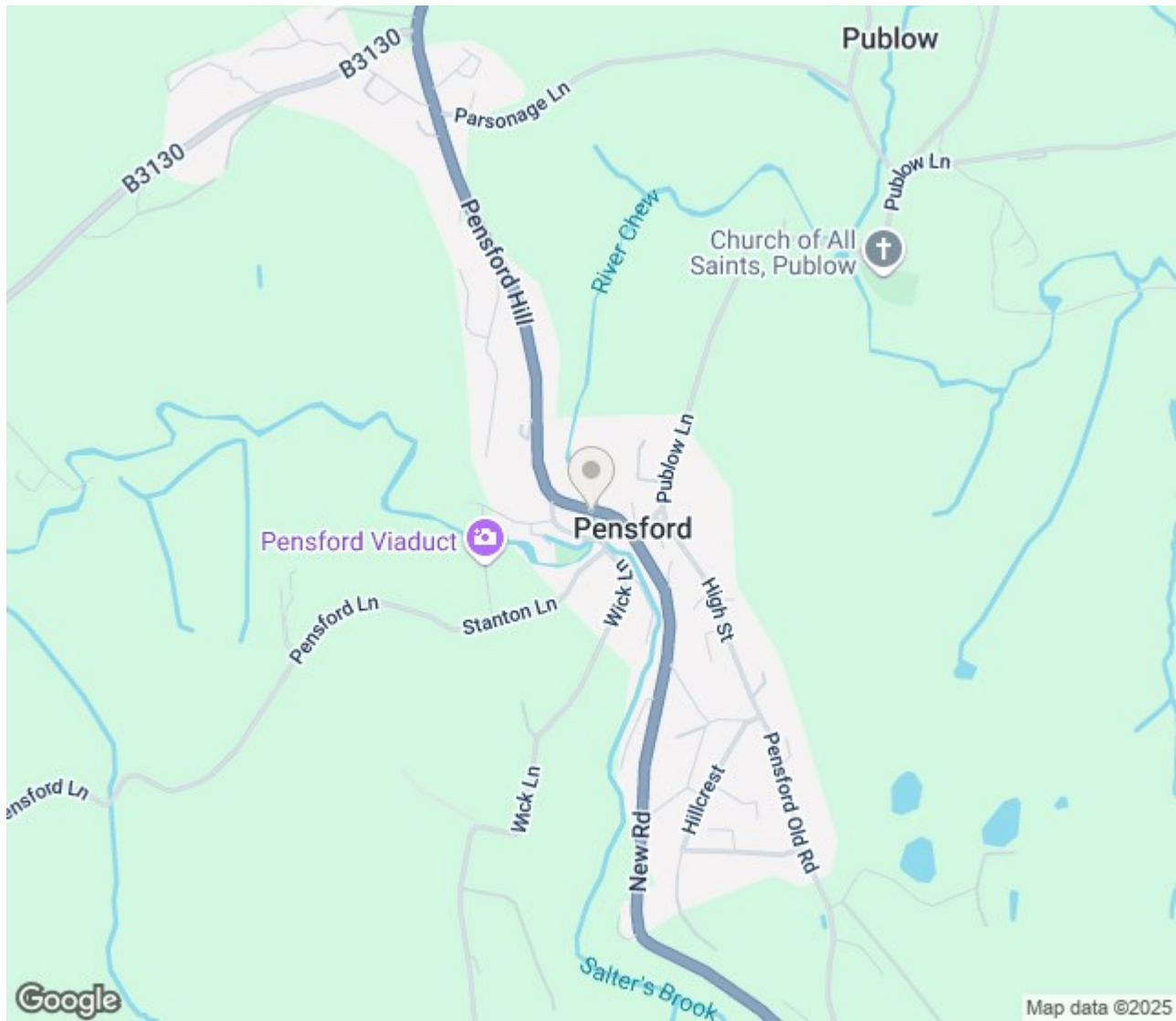
Lower Ground Floor



Ground Floor

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale.
Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.





ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | 76 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.