



ACORN LODGE

9 Applehayes Rise, Easton-in-Gordano, BS20 0FD



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A superb detached modern five-bedroom home spanning circa 3,500 square feet and features a wrap-around south facing garden, a double garage and a garden house.

* WRAP-AROUND SOUTH-FACING GARDEN * WRAP-AROUND SOUTH-FACING GARDEN * DOUBLE GARAGE WITH ADDITIONAL OFF-STREET PARKING * LOCATED WITHIN A GATED ESTATE OF JUST NINE PRIVATE DWELLINGS * OFFERED CHAIN-FREE * GARDEN ROOM WITH ENSUITE AND SAUNA * IDEALLY SITUATED FOR ACCESS TO THE M5 AND BRISTOL * EPC: C

Situation

The village of Pill, located in North Somerset near Bristol, offers numerous advantages due to its strategic location.

Just 4 miles from Clifton, Pill boasts excellent transport links, including access to the M5 motorway (1 mile away), facilitating easy travel across the South West and beyond. Pill provides a range of amenities, including shops, pubs, and schools. Its proximity to larger towns and cities ensures that additional facilities, such as shopping centres, hospitals, and universities, are within easy reach.

Pill's location offers a blend of rural tranquility and urban convenience, making it an attractive place to live for those who work in Bristol or the surrounding areas but prefer a quieter residential setting.

For Sale: Freehold

9 Acorn Lodge is a splendid five-bedroom detached modern family home situated in a gated development of just nine private dwellings.

The house is arranged over three floors, offering approximately 3,500 square feet of accommodation, including a double garage, garden room, and a wrap-around south-facing garden.

As you step through the front door, a spacious entrance provides plenty of space to kick off muddy boots and hang coats.

Immediately to the right is a sizeable cloakroom. From here, glazed French doors open into a generous hallway with cream flagstone flooring, leading to the principal ground floor accommodation.







To the left is an impressive dual-aspect reception room featuring large, glazed windows and doors that allow light to pour through the space. This room has an ornate stone fireplace with a wood-burning stove.

The reception room enjoys a southerly orientation with views directly across the landscaped patio and lawn.

The spacious kitchen spans the full width of the property and is accessible from the end of the hallway and the reception room.

The kitchen enjoys a dual-aspect orientation and panoramic views across the wrap-around garden. This space is wonderfully bright and spacious, featuring several large windows and French doors at each end, offering direct access to the garden, making it the perfect space for entertaining or day-to-day family life.

The kitchen is well-equipped with a selection of floor and wall-mounted cupboards and drawer storage, extensive worktop surfaces, a large Rangemaster cooker and oven, and a dual Belfast sink.

The kitchen island offers additional storage, space for a wine fridge, a second dual stainless steel sink, and a breakfast bar with room for stools, ideal for more informal dining.

Adjacent to the kitchen, a utility room provides additional sink and cupboard storage. The utility room offers independent access to both the garden and the impressive double garage.

The principal bedroom suite is located on a landing level and is generously proportioned, featuring large glazed windows, wall-to-wall bespoke wardrobe storage, and a fully tiled en-suite bathroom with dual sinks, a walk-in shower, heated towel rail, and a bath.

Ascending a few more steps to the first floor, there is a sizeable landing with two skylights allowing natural light to pour into the space, providing access to two double bedrooms, both with integrated wardrobes and access to a 'Jack and Jill'-style en-suite bathroom located between them.

The top floor houses an additional two generous double bedrooms, which share a further bathroom with an overhead shower, heated towel rail, floating sink, and vanity unit.

The property includes useful storage cupboards on both the first and second upper floors.





Outside

Acorn Lodge boasts a wrap-around landscaped south-facing garden, offering a mix of patio and lawned areas, perfect for family life and entertaining, with access from both the kitchen and reception room.

An impressive garden house was built in recent years, including an ensuite shower room and sauna, which would make an excellent home office, gym, or additional accommodation.

Also of note are a fishpond and a greenhouse, perfect for those who like to grow their own.

The house has an impressive double garage with an existing electric vehicle charging point. There is further space for up to two vehicles on the driveway in front.

Services

Gas central heating. Mains water, electricity and drains.
Broadband and telephone subject to contract with supplier.

Local Authority

Pill & Easton-in-Gordano Parish Council 01275 374442

Directions: Postcode BS20 OFD



Applehayes Rise, Easton In Gordano BS20 0FD

Approx. Gross Internal Area
2978.04 Sq.Ft - 272.05 Sq.M

Garage Area
405.0 Sq.Ft - 37.60 Sq.M

Garden Room Area
231.96 Sq.Ft - 21.55 Sq.M

Total Area
3565.0 Sq.Ft - 331.20 Sq.M



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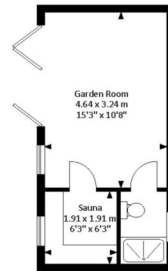
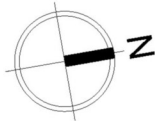
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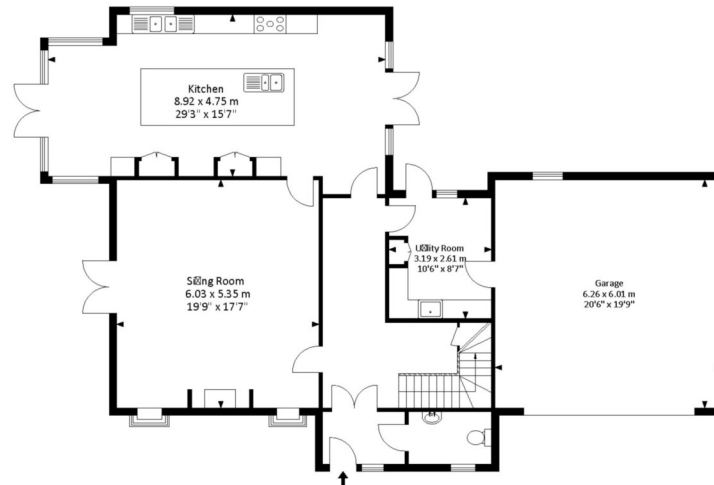
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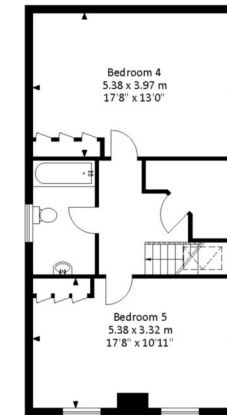
First Floor



Garden Room



Ground Floor



Second Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



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