



37 Over Lane, Almondsbury, Bristol, BS32 4BL

**GUIDE PRICE £495,000**

 **GOODCHILD**  
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## PROPERTY OVERVIEW

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A rare opportunity to acquire this much-loved, extended semi-detached character cottage in the sought-after village of Almondsbury. Built in 1909 as the gardener's cottage for the Hiatt Baker estate, the property has never previously been marketed and has been in the same family's ownership for an extraordinary 87 years.

Sympathetically updated and extended over time, the home now offers approx. 1,224 Sq.Ft. (113.8 Sq.M.) of versatile family accommodation, while retaining its historic charm. Extensions in 1976 created the kitchen and an additional bedroom, with a further extension in 1985 adding a utility and extra W.C. A garage and driveway were also completed around 1980, providing the incredibly rare advantage of both off-street parking and garaging in this location.

The ground floor includes a welcoming sitting room, a spacious open-plan kitchen/dining room, utility, and study. Upstairs, four bedrooms and a family bathroom provide generous space for modern family life.

Externally, the property enjoys landscaped terraced gardens with sweeping rural views toward Wales. The gardens include seating areas, mature planting, and a charming chicken coop, creating a perfect balance of practicality and enjoyment.

### Location

Over Lane enjoys a highly desirable setting in Almondsbury, perfectly positioned for those seeking a semi-rural lifestyle on the margins of the city.

The village is home to the highly regarded Lower Almondsbury Primary School, within easy walking distance, while dog walks and countryside trails are available directly from the doorstep. The local community is supported by welcoming pubs such as The Bowl Inn, and leisure facilities including The Wave in Easter Compton are just minutes away.

The property is exceptionally convenient for travel, with the M4 and M5 motorway networks nearby, providing fast links to Bristol, Bath, and beyond. Both Cribbs Causeway and the historic town of Thornbury are close at hand, offering extensive shopping, dining, and leisure opportunities. This rare position combines the best of both worlds - convenience, connectivity, and excellent amenities, balanced with the tranquillity of a rural setting and far-reaching views.

## KEY DETAILS

- In The Same Family For Over 87 Years & Never Been Marketed Before
- Approx. 1,224 Sq.Ft. (113.8 Sq.M.)
- 4 Bedrooms
- Sitting Room & Open-Plan Kitchen/Dining Room
- Landscaped Terraced Gardens With Rural Views Toward Wales
- Garage & Off-Street Parking
- No Onward Chain

Guide Price: £495,000

Tenure: Freehold

Council Tax Band: E

Local Authority: South Gloucestershire

Vendors Onward Position:

No Onward Chain

EPC: F

Viewing: By appointment only

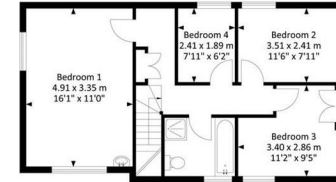


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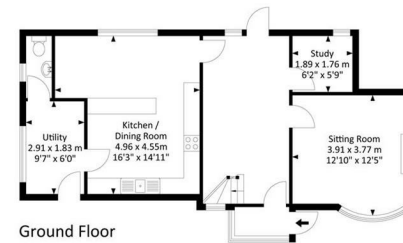
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37 Over Lane, Almondsbury, Bristol, BS324BL

Approx. Area 1224.80 Sq.Ft -113.80 Sq.M

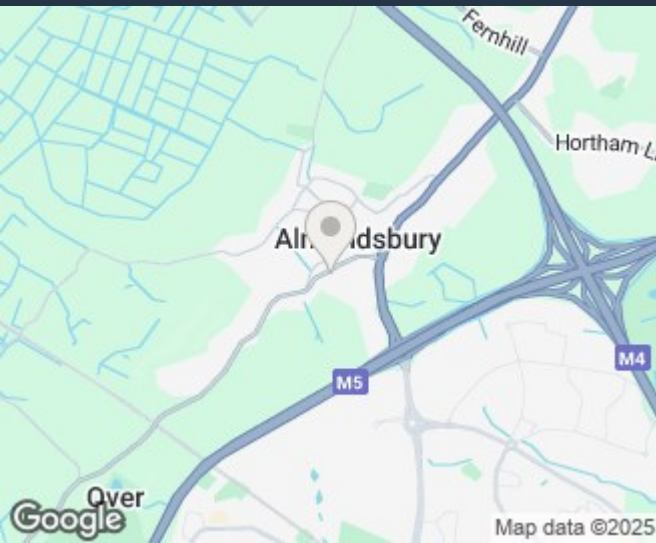


First Floor



Ground 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.  
Floor plan produced by Energy Plus.



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**Important Notice:**

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation  
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follow the QR to book online.



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