



- Character cottage set in an elevated position
- Living room
- Sun room
- Kitchen/ding room
- Bathroom and shower room
- Four bedrooms
- Gardens
- Additional cottage style garden/allotment
- Single garage and outside store

38 Fir Tree Lane, St George, Bristol, BS5 8TZ
£550,000 Freehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, 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.

<p>Ground Floor Building 2</p> 		<p>Ground Floor Building 1</p> 	
<p>Ground Floor Building 3</p> 		<p>Floor 1 Building 1</p> 	
<p>Garage 18'5" x 9'6" (5.63 x 2.90)</p> <p>Outside Store 11'10" x 9'9" (3.62 x 2.98)</p> <p>Shower Room 5'5" x 5'11" (1.65m x 1.80m)</p> <p>Bedroom 6'7" x 9'4" (2.03 x 2.86)</p> <p>Bedroom 6'7" x 9'4" (2.03 x 2.86)</p> <p>Bedroom 11'11" x 13'6" (3.65 x 4.12)</p> <p>Bedroom 17'8" x 12'0" (5.39 x 3.67)</p> <p>First Floor Landing 12'0" x 24'6" (3.67 x 7.48)</p> <p>Kitchen/Diner 11'8" x 7'5" (3.58 x 2.28)</p> <p>Sun Room 9'0" x 3'6" (2.75 x 1.07)</p> <p>Utility 16'8" x 11'10" (5.09 x 3.63)</p> <p>Living Room</p>		<p>Approximate total area 1714 ft² 159.1 m²</p> <p>(1) Excluding balconies and terraces</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and need to scale. This floor plan is intended for illustration only.</p> <p>GIRAFFE360</p>	

PROPERTY TYPE House - Semi-Detached
BEDROOMS 4
RECEPTION ROOMS 1
BATHROOMS 2
EPC RATING D
COUNCIL TAX BAND D



A bright and spacious character cottage set in elevated position, offering outstanding panoramic views.

Entrance lobby and utility, entrance hallway, living room, sun room, kitchen/dining area and a downstairs bathroom.

At the first floor are four bedrooms and a shower room.

With gardens to front and rear, plus an additional cottage style garden/allotment, this home also boasts a single garage, a brick build store and additional off street parking for two vehicles.



the location

Set overlooking Troopers Hill nature reserve to the rear, with panoramic views over Bristol to the front. There are many green, wooded and riverside walks, literally on the doorstep, from Crews Hole through to Conham river park on the banks of the River Avon, plus of course the amazing Troopers Hill with its chimney and stunning views. Bristol 2.9 miles Bath 9.4 miles

what the owners will miss

"We've truly loved living in this home – from watching unforgettable sunsets over Troopers Hill to summer barbecues with friends in the garden, and cosy winter evenings curled up by the wood-burning stove. Life on the lane has felt like a peaceful retreat in the countryside, even though we're still so close to everything."

just a thought...

A deceptively spacious, and bright home, offering much character, yet offering all modern conveniences. This home offers the perfect blend of an older style property, with a cool, modern interior. This really is one not to be missed!