



582 Bath Road, Bristol, BS31 3JU

Offers In The Region Of £860,000

Nestled on Bath Road in the picturesque village of Saltford, Bristol, Saltford Lodge is a stunning Grade II listed former toll house that dates back to 1792. This remarkable property has been thoughtfully extended in 2016, seamlessly blending modern comforts with its historic charm. As a detached residence, it boasts an impressive living space that is ideal for families seeking both style and character.

Saltford is a highly sought-after village, perfectly positioned for easy access to both Bristol and Bath. Families will appreciate the proximity to Saltford Primary School, which is just a short walk away, as well as the excellent educational opportunities provided by the highly regarded Wellsway School in Keynsham, which falls within the catchment area.

Local amenities and transport links are conveniently close, making it easy to explore the wider Bristol area. Saltford Lodge is not merely a house; it represents a lifestyle choice, combining historical elegance with modern amenities in a delightful setting. This property is a rare find and is sure to appeal to those looking for a unique family home in a vibrant community.

Upon entering, you are greeted by a light and airy entrance hall that leads to two inviting reception rooms, each featuring a cosy woodburner, ideal for those chilly evenings. To the right, the stunning open-plan kitchen and dining area boasts a delightful study nook, a central island, and a striking pink SMEG range cooker. Bi-fold doors seamlessly connect this space to the terrace, creating an ideal flow for entertaining. The ground floor also includes a practical utility room and a cloakroom for added convenience.

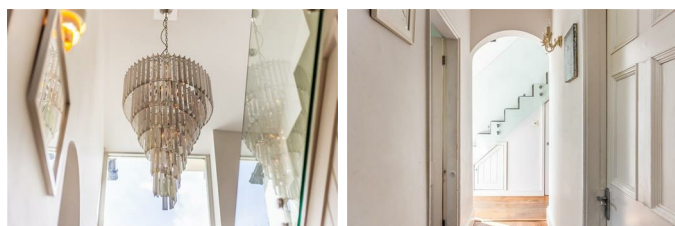
The first floor houses the principal bedroom, complete with an en suite shower room, alongside two further double bedrooms and a family bathroom, ensuring ample space for family and guests. A unique feature of this property is the detached guest house at the rear, which offers a versatile living room or office, a double bedroom, and a wet room, perfect for visitors or as a private workspace.

The property is approached through electric gates, leading to a private driveway with parking for up to four vehicles. The gardens, set within approximately 0.28 of an acre, are a true highlight, featuring a lush lawn, an entertaining terrace, a circular raised deck with a hot tub, a BBQ area, and two artificial grass play areas for children, making it a wonderful space for outdoor living.

Open Plan Living Room

18'9" x 20'5" (5.74 x 6.24)

Hallway



Downstairs W/C

Open Plan Kitchen/Living

18'9" x 20'5" (5.74 x 6.24)



Family Room

11'0" x 12'9" (3.37 x 3.91)



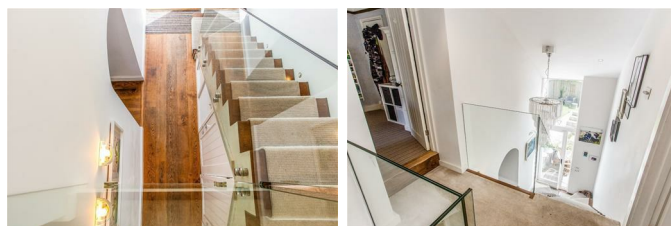
Living Room

14'11" x 14'1" (4.56 x 4.30)



Landing

6'0" x 19'3" (1.83 x 5.88)



Master Bedroom

17'3" x 14'6" (5.28 x 4.43)



En-suite Shower Room

6'5" x 7'0" (1.98 x 2.15)



Bathroom

5'5" x 7'10" (1.67 x 2.39)



Bedroom Two

14'10" x 14'1" (4.53 x 4.30)



Bedroom Four

8'4" x 10'6" (2.56 x 3.22)



Bedroom Three

10'0" x 12'3" (3.07 x 3.74)



Office

7'8" x 10'11" (2.36 x 3.33)



En-suite Shower Room



Outside



Directions

Sat Nav BS31 3JU

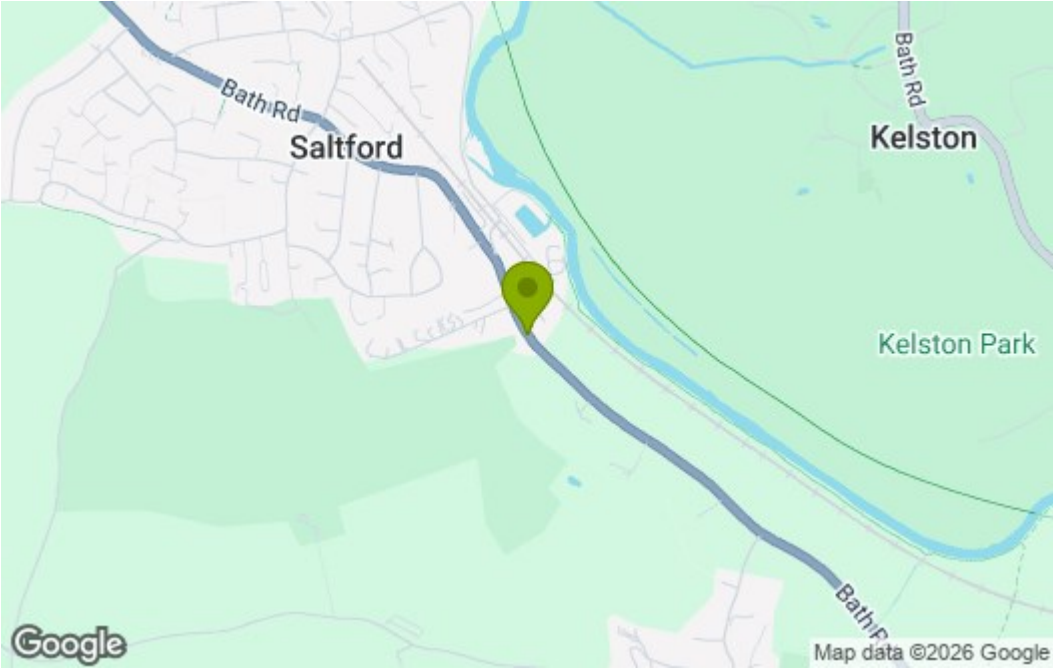
Floor Plan



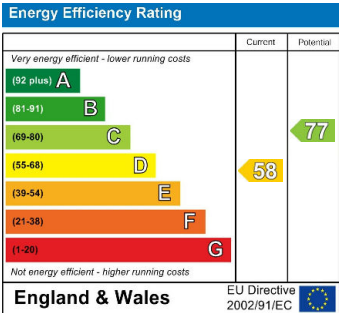
Total area: approx. 169.0 sq. metres (1819.4 sq. feet)

Salford Lodge, Salford

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.