

1 High Street, Keynsham, Bristol, BS31 1DP  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	79
(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		

## Ellacombe Road, Longwell Green, Bristol, BS30

Approximate Area = 1273 sq ft / 118.2 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Davies & Way. REF: 1456987



1 Ellacombe Road, Longwell Green, Bristol, BS30 9AZ



Guide Price £600,000

A recently refurbished four bedroom detached home that offers modern, high quality accommodation throughout.

- Detached
- One/Two Receptions
- Kitchen/Dining room
- Ground floor shower room
- Three/Four bedrooms
- Bathroom
- Off street parking
- Landscaped gardens

# 1 Ellacombe Road, Longwell Green, Bristol, BS30 9AZ

Having undergone a comprehensive programme of renovation and improvement, this unique four double bedroom detached home offers beautifully appointed, high quality accommodation throughout, making it an ideal purchase for growing families.

Upon entering the property, you are welcomed by a breathtaking entrance hallway featuring a striking central staircase rising to the first floor, a large picture window and elegant herringbone flooring that flows seamlessly into the impressive kitchen/dining room. Measuring 6m x 5.4m (19'8" x 17'8") with vaulted ceiling heights reaching 3.6m (11'9"), this exceptional space is fitted with a range of integrated AEG appliances, marble work surfaces and a substantial central island. Offering ample space for both dining and entertaining, the room enjoys direct access to the rear garden via bi-folding doors. The ground floor further benefits from a contemporary lounge, again enjoying direct garden access through bi-folding doors, in addition to a versatile fourth bedroom/further reception room positioned to the front of the property and adjoining a stylish three piece shower room. To the first floor, the property offers three generous double bedrooms, two of which enjoy views across the rear garden, alongside a high quality family bathroom.

Externally, both the front and rear gardens have been thoughtfully landscaped with ease of maintenance in mind. The front provides a block paved driveway accessed via a dropped kerb, leading to a substantial stone chipping area that offers ample off street parking and benefits from planning permission for the erection of a detached garage, should it be desired.

The rear garden enjoys a sunny south easterly aspect and is predominantly laid to level lawn, complemented by a generous patio ideal for entertaining, fenced boundaries, well stocked flower beds and a timber shed.

Enjoying a highly convenient position in the heart of Longwell Green, only a short stroll from Longwell Green Primary School, Ellacombe Road and Bath Road amenities, while offering excellent transport links to Bristol, Bath and the market town of Keynsham, this one of a kind home presents a rare opportunity for family occupation.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 4.2m x 4m (13'9" x 13'1" )

Double glazed windows to front and side aspects, centrally located statement staircase rising to first floor landing, built in storage cupboard with space and plumbing for washing machine and tumble dryer, radiators, power points, doors leading to rooms.

#### LOUNGE 4.1m x 3.5m (13'5" x 11'5" )

Double glazed bi-folding doors to rear aspect overlooking and providing access to rear garden, radiator and power points.

#### BEDROOM FOUR/SNUG 3.2m x 3m (10'5" x 9'10" )

Double glazed window to front aspect, built in storage cupboard, radiator, power points.

#### OPEN PLAN KITCHEN/DINING ROOM 6m x 5.4m (19'8" x 17'8" )

Dual aspect double glazed windows to rear and side aspects, double glazed bi-folding doors to rear aspect providing access to rear garden, dual velux style windows to roofline. Ceiling heights in places reaching 3.6m (11.9'). High quality bespoke built kitchen with range of matching soft close wall and base units with marble work surfaces and inset bowl and a quarter sink with mixer tap over, range of integrated AEG appliances including double electric oven, four ring gas hob, full height fridge, separate freezer and dishwasher. Power points, centrepiece island with inset breakfast bar, marble splashbacks to all wet areas. Dining area benefitting from a radiator, power points and ample space for both seating and dining.

#### SHOWER ROOM 2.6m x 1.7m narrowing to 0.9m (8'6" x 5'6" narrowing to 2'11" )

Obscured double glazed window to front aspect, luxury three piece suite comprising wash hand basin with mixer tap over, hidden cistern

WC and oversized walk in shower cubicle with dual head shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

## FIRST FLOOR

#### LANDING 3m x 1.9m (9'10" x 6'2" )

Double glazed window to front aspect, access to loft via pull down ladder, built in storage cupboard housing gas combination boiler, doors leading to rooms.

#### BEDROOM ONE 3.9m x 3.5m (12'9" x 11'5" )

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

#### BEDROOM TWO 3.6m x 3m (11'9" x 9'10" )

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

#### BEDROOM THREE 2.6m x 2.5m (8'6" x 8'2" )

Double glazed window to front aspect, radiator, power points.

#### BATHROOM 1.9m x 1.9m (6'2" x 6'2" )

Obscured double glazed window to front aspect, luxury three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC and tiled bath with mixer tap and dual head shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

## EXTERIOR

### FRONT OF PROPERTY

Low maintenance front garden that's accessed via the dropped kerb and leads to a blocked paved driveway as well as a generous stone chipping area that provides additional parking and has planning permission in place for the erection of a detached garage. Wall and shrub boundaries, gated path leading to rear garden.

### REAR GARDEN

Facing a sunny south easterly aspect and landscaped with ease of maintenance in mind. Benefitting from a level lawn, fenced boundaries, a generous patio and pretty well stocked flower beds. Timber shed, gated access leading to front of property.

### TENURE

This property is freehold

### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band D according to [www.gov.uk](http://www.gov.uk) website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

### ADDITIONAL INFORMATION

This property is located within a coal mining reporting area.

Local authority: South Gloucestershire Council

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

