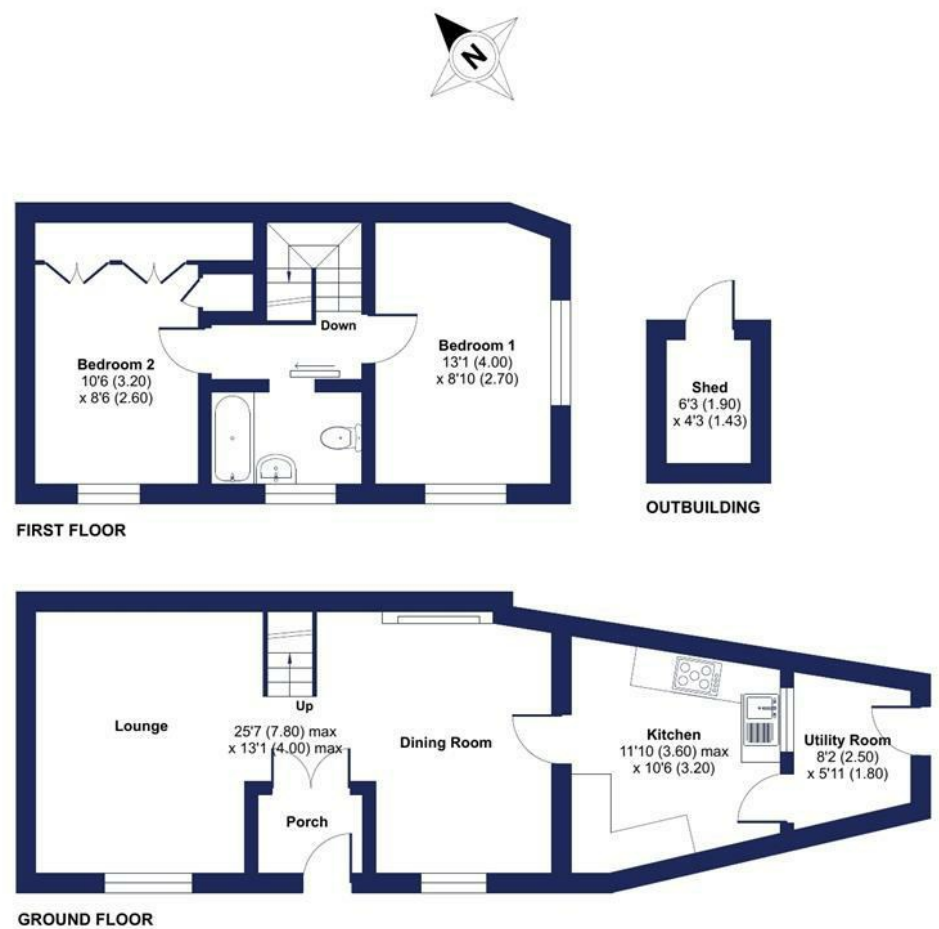


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Bath Hill, Keynsham, Bristol, BS31

Approximate Area = 841 sq ft / 78.1 sq m
Outbuilding = 27 sq ft / 2.5 sq m
Total = 868 sq ft / 80.6 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 2025. Produced for Davies & Way. REF: 1312507



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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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33 Bath Hill, Keynsham, Bristol, BS31 1HQ



Guide Price £400,000

An excellent example of a historic two double bedroom period home that's located within the centre of town.

- Historic home
- Characterful accommodation
- Entrance hallway
- Lounge
- Dining room
- Kitchen
- Utility room
- Two double bedrooms
- Bathroom
- Garden



33 Bath Hill, Keynsham, Bristol, BS31 1HQ

A charming and beautifully maintained period home situated in the heart of Keynsham's conservation area, Mews End Cottage is a true "chocolate box" property. With its distinctive character, sash windows and classic frontage, this landmark residence enjoys a prime central location just a short stroll from the High Street, Memorial Park and riverside walks. Combining timeless period features with thoughtful modern enhancements, it offers a rare opportunity to own a home of real charm and individuality in a central setting.

The accommodation is arranged over two floors and is filled with natural light. The ground floor begins with a welcoming entrance hallway that opens through double doors into a formal lounge featuring a striking period fireplace with inset wood-burning stove and sash windows complete with internal wooden shutters. From here, stairs rise to the first floor and an opening leads to a similarly sized dining room, also with sash window and shutters. To the side, a bright and airy kitchen is complemented by a separate utility room with access to the garden. Upstairs, there are two generously sized double bedrooms, both offering town centre views, with the principal bedroom boasting dual aspect windows and an exposed stone wall. A luxurious family bathroom completes the internal layout.

Externally, the garden is designed for relaxed, low-maintenance enjoyment. Mainly laid to patio and enjoying an elevated outlook across town and onto Memorial Park, it includes a cosy inset seating area ideal for entertaining, along with a shed and log store, all enclosed by established walls, fencing and shrubs. This is a rare chance to secure a unique and character-rich home within close proximity to local amenities, scenic walking routes and well-regarded schools including the Wellsway catchment.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 1.7m x 1.6m (5'6" x 5'2")
Solid oak double doors leading to lounge.

LOUNGE 5.3m x 4.1m (17'4" x 13'5")
Double glazed wood Sash window with inset shutters to front aspect, ornate period style fireplace with inset woodburner, radiator, power points, stairs rising to first floor landing, opening leading to dining room.

DINING ROOM 4m x 2.8m (13'1" x 9'2")
Wooden double glazed sash window to front aspect with inset shutters, radiator, power points, understairs storage cupboard, door leading to kitchen.

KITCHEN 3.5m x 3.7m narrowing to 2.5m (11'5" x 12'1" narrowing to 8'2")
Wooden double glazed sash window to front aspect, glazed window to side aspect overlooking utility room, stable door to side aspect leading to utility room. Bespoke built kitchen comprising range of soft close wall and base units with solid wood work surfaces, bowl and a quarter sink with mixer tap over, space and gas supply for 'Range' style oven, integrated dishwasher, space and plumbing for upright fridge/freezer, power points, splashbacks to all wet areas.

UTILITY ROOM 2m x 2.4m narrowing to 1.6m (6'6" x 7'10" narrowing to 5'2")
Double glazed door to side aspect leading to garden, double glazed roof, feature exposed stone walls, space and plumbing for washing machine with roll top work surface over.

FIRST FLOOR
LANDING 2.6m x 1m (8'6" x 3'3")
Obscured double glazed window to rear aspect, access to loft via hatch, power points, doors leading to rooms.
BEDROOM ONE 4.2m x 2.9m (13'9" x 9'6")
Dual aspect UPVC double glazed sash windows with inset shutters to front and side aspects that enjoy town centre views, exposed stone feature wall, radiator, power points.

BEDROOM TWO 3.4m x 3.3m (11'1" x 10'9")
UPVC double glazed sash window with inset shutters to front aspect, built in storage cupboard and two built in double wardrobes (with one housing gas combination boiler), radiator, power points.

BATHROOM 2.5m x 1.5m (8'2" x 4'11")
Obscured double glazed window to front aspect, contemporary three piece suite comprising pedestal wash hand basin, low level WC, panelled three quarter length bath with mixer tap and shower attachment over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT GARDEN
Low maintenance garden that's mainly laid to patio and offers fence, wall and shrub boundaries, inset seating area, timber shed, log store.

TENURE
This property is freehold

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band C according to 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
Prospective purchasers are to be aware that a historic right of way exists across the garden. Further details available on request.

Local authority: Bath and North East somerset.
Services: All services connected.
Broadband speed: Ultrafast 1800mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

