

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			
(55-68) D		65	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## Emmaus House, Sleep Lane, Bristol, BS14

Approximate Area = 3275 sq ft / 304.2 sq m  
Limited Use Area(s) = 149 sq ft / 13.8 sq m  
Annexe = 1656 sq ft / 153.8 sq m  
Garage = 344 sq ft / 31.9 sq m  
Total = 5424 sq ft / 503.7 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: 1480447.



## Emmaus House Sleep Lane, Whitchurch, Bristol, BS14 0QN



£1,250,000

A substantial five bedroom detached home that's marketed with no onward chain and boasts the additional benefit of a detached annexe.

- Detached
- Four Reception rooms
- Kitchen/Dining room
- Five bedrooms
- Three en suites
- Bathroom
- Detached Annexe
- Garage
- Generous gardens
- No onward sales chain



# Emmaus House Sleep Lane, Whitchurch, Bristol, BS14 0QN

A rare opportunity to acquire a substantial five bedroom detached family home occupying an enviable position on the southern edge of Bristol, just moments from open countryside. Set within approximately three-quarters of an acre of beautifully landscaped grounds, this impressive residence is complemented by a detached annexe and double garage, offering in excess of 5,400 sq ft (501 sq m) of versatile accommodation.

Approached via electrically operated double gates, the property enjoys a sweeping driveway leading to an extensive stone-chipped parking area, detached double garage and the principal residence. Extending to approximately 3,300 sq ft (307 sq m), the main house provides spacious and flexible accommodation arranged over two floors. The ground floor features four reception rooms, including an elegant living room with a striking inglenook fireplace and a further reception room with an attractive mezzanine snug area. At the heart of the home is a high-quality fitted kitchen/dining room that opens directly into a delightful orangery, creating an ideal space for both everyday living and entertaining while enjoying views across the garden. The ground floor is further enhanced by a utility room and two separate WCs. To the first floor, the property offers five well-proportioned bedrooms, comprising four doubles and a generous single bedroom. Three bedrooms benefit from en-suite facilities, while the principal suite is particularly impressive, featuring a walk-in dressing room and private en-suite. The remaining bedrooms are served by a contemporary family bathroom.

The landscaped rear garden is a particular highlight, extending to approximately 118 feet (36 m) in length and predominantly laid to level lawn. Beautifully established with mature trees, including a striking weeping willow, well-stocked flower beds and a number of seating areas, the grounds provide a wonderful setting for relaxation and outdoor entertaining.

Positioned towards the rear of the garden is a substantial detached annexe. This highly versatile building offers excellent potential for a variety of uses, including multi-generational living, guest accommodation, a home business or leisure facility, subject to any necessary consents. The accommodation currently comprises two generous reception rooms, a kitchen/breakfast room and two WCs, with many of the rooms enjoying direct views across the gardens.

Further benefits include a detached double garage with roller shutter door, extensive off-street parking and the advantage of no onward chain.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY

Windows to front aspect, radiator, walk in storage cupboard, stairs rising to first floor landing, doors leading to rooms.

#### RECEPTION ONE 8.1m x 4.2m (26'6" x 13'9")

Triple aspect windows to front and side aspect, bi-folding doors to rear aspects leading to rear garden, inglenook fireplace with inset woodburning stove, radiators, power points.

#### RECEPTION TWO 5.6m x 4.3m (18'4" x 14'1")

Windows to front and rear aspects, French doors to rear aspect leading to garden, period style fireplace, radiator, power points, door leading to Reception Three.

#### RECEPTION THREE 6.5m x 4.2m (21'3" x 13'9")

Triple aspect windows, velux style windows to roofline, radiators, power points, walk in dressing room, sliding ladder leading to mezzanine snug area.

#### OFFICE 2.7m x 3m (8'10" x 9'10")

Window to rear aspect, radiator, power points.

#### KITCHEN 6.8m x 5.7m (22'3" x 18'8")

Dual aspect windows to side aspects, French doors to rear aspect overlooking and providing access to rear garden. Bespoke built kitchen comprising range of matching wall and base units with granite work surfaces, six ring 'Range' style oven with extractor fan over, twin stainless steel sinks with mixer tap over, space and plumbing for dishwasher, space and power for upright fridge/freezer, radiator, power points, centrepiece island, opening leading to Orangery.

#### ORANGERY 5m x 4m (16'4" x 13'1")

Triple aspect windows to front, rear and side aspects, glazed roof, French doors to rear aspect leading to rear garden, power points, door leading to utility room.

#### UTILITY ROOM

Window to side aspect, space and plumbing for washing machine with roll top work surface over, wall mounted Worcester boiler, radiator, power points.

#### WC ONE

Matching two piece suite comprising low level WC and wash hand basin with mixer tap over, tiled splashbacks to all wet areas.

#### WC TWO

Matching two piece suite comprising low level WC and wash hand basin, radiator, tiled splashbacks to all wet areas.

### FIRST FLOOR

#### LANDING

Roomy landing with windows to front and rear aspects, access to loft via hatch, radiator, doors leading to rooms.

#### BEDROOM ONE 5.8m x 5.1m (19'0" x 16'8")

Dual aspect windows to rear and side aspects, radiator, power points, door leading to walk in dressing room.

#### WALK IN DRESSING ROOM 2m x 1.7m (6'6" x 5'6")

Benefitting from power, lighting and ample storage, opening leading to en suite shower room.

#### EN SUITE SHOWER ROOM 2.2m x 2.1m (7'2" x 6'10")

Window to side aspect, matching four piece suite comprising his and hers wash hand basins with mixer taps over, hidden cistern WC, oversized walk in shower cubicle with shower off mains supply over, tiled splashbacks to all wet areas.

#### BEDROOM TWO 5.5m x 4.3m (this measurement includes bulkhead) (18'0" x 14'1" (this measurement includes bulkhead))

Dual aspect windows to side aspects, built in wardrobe, radiators, power points, opening leading to en suite shower room.

#### EN SUITE SHOWER ROOM 2m x 1.5m (6'6" x 4'11")

Matching three piece suite comprising wash hand basin with mixer tap over, low level WC, walk in shower cubicle with shower off mains supply over, extractor fan, tiled splashbacks to all wet areas.

#### BEDROOM THREE 4.2m x 3.5m (13'9" x 11'5")

Window to rear aspect, radiator, power points, door leading to en suite shower room.

#### EN SUITE SHOWER ROOM 2.9m x 0.7m (9'6" x 2'3")

Velux style window to roofline, matching three piece suite comprising wash hand basin with mixer tap over, low level WC, walk in shower cubicle with shower off mains supply over, tiled splashbacks to all wet areas.

#### BEDROOM FOUR 3.5m x 3.3m (11'5" x 10'9")

Window to front aspect, radiator, power points.

#### BEDROOM FIVE 3m x 2.9m (9'10" x 9'6")

Window to rear aspect, radiator, power points.

#### BATHROOM 3m x 2.1m (9'10" x 6'10")

Velux style window to roofline, matching three piece suite comprising wash hand basin with mixer tap over, low level WC and panelled bath with mixer tap and shower attachment over, heated towel rail, tiled splashbacks to all wet areas.

## EXTERIOR

### FRONT OF PROPERTY

Landscaped front garden approached via electrically operated double gates, sweeping stone chipping driveway leading to garage and main residence, shrub and fenced boundaries, mature well stocked flower beds, gated access to the rear of the property, log store.

### REAR GARDEN

Landscaped rear garden measuring approximately 36 metres (140 feet) in length that's mainly laid to lawn and features an abundance of mature shrubs and trees including a weeping willow and several fruit bearing trees, beautiful well stocked flower beds one with an eye catching water feature, patio, pergola with swing under, feature rockery, vegetable patch, greenhouse, access to annexe

### DETACHED ANNEXE

Located at the rear of the garden, of block construction under a flat roof, this versatile building offers the possibly of being converted into a residential annexe or separate dwelling (subject to obtaining necessary consents)

#### RECEPTION ONE 12m x 8m (39'4" x 26'2")

to maximum points. Triple aspect windows to front and side aspects, triple aspect French doors to front, rear and side aspects, radiators, power points, storage cupboard housing boiler, walk in storage cupboard.

#### RECEPTION TWO 5.8m x 5.1m (19'0" x 16'8")

Triple aspect windows to front and side aspects, French doors to front and side aspect leading to garden, built in storage cupboards, radiators, power points.

#### KITCHEN/DINING ROOM 6.5m x 5.3m (21'3" x 17'4")

Window to side aspect, French doors to rear aspect. Range of matching wall and base units with roll top work surfaces over, stainless steel sink with mixer tap over, space and plumbing for washing machine and low level fridge, radiator, power points, doors to WCs.

#### WC ONE 2.1m x 1.5m (6'10" x 4'11")

Two piece suite comprising wash hand basin with mixer tap over and low level WC, radiator, extractor fan.

#### WC TWO 2.1m x 0.9m (6'10" x 2'11")

Two piece suite comprising wash hand basin with mixer tap over, low level WC, radiator, extractor fan.

#### GARAGE 5.4m x 5.4m (17'8" x 17'8")

Detached double garage accessed via electrically operated roller shutter door benefitting from power, lighting, storage to eaves, a stainless sink and separate storeroom.

### TENURE

This property is freehold

### COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is G. 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

Local authority: Bath and North East Somerset

Services: All services connected.

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

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

