

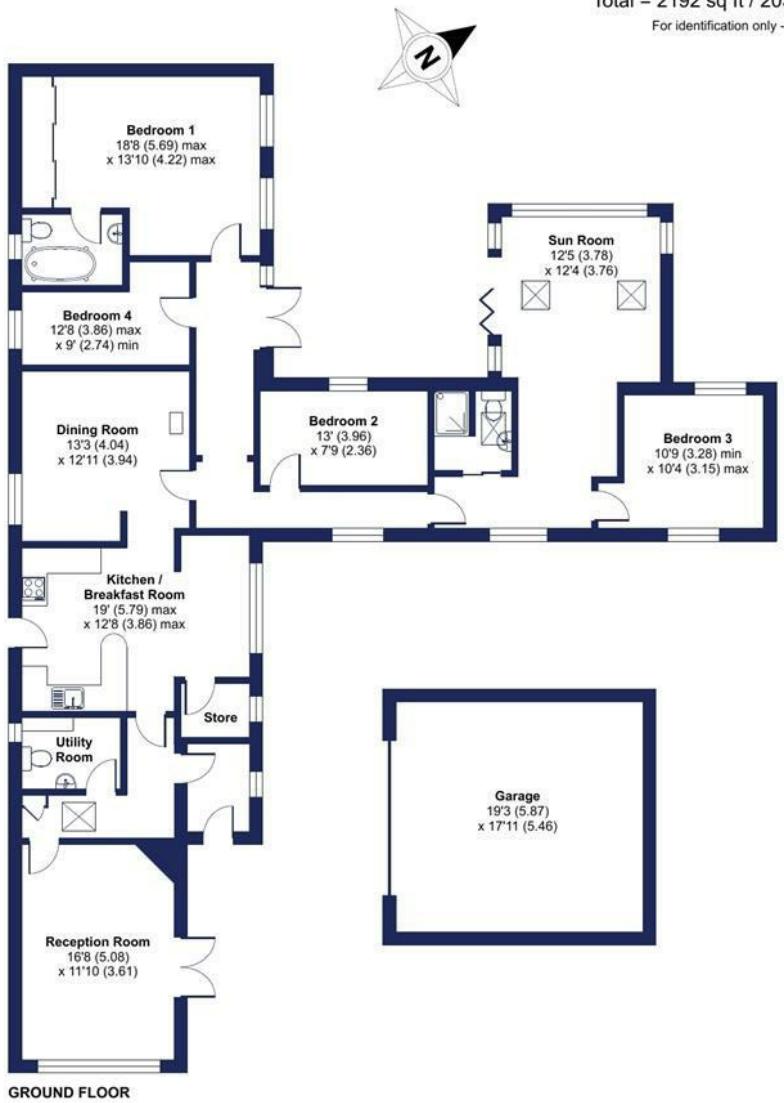
## The Coach House, Parkhouse Lane, Keynsham, Bristol,

Approximate Area = 1851 sq ft / 171.9 sq m

Garage = 341 sq ft / 31.7 sq m

Total = 2192 sq ft / 203.6 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). ©nichicom 2025. Produced for Davies & Way. REF: 1271507

## The Coach House Parkhouse Lane, Keynsham, Bristol, BS31 2SG



£1,300,000

A breathtaking period coach house located on the edge of town that offers characterful accommodation throughout.

- Characterful home
- Expansive gardens
- Semi rural location
- Detached
- Three Reception rooms
- Four bedrooms
- Two Bathrooms
- Utility room/WC
- Detached Garage
- Excellent transport links

# The Coach House Parkhouse Lane, Keynsham, Bristol, BS31 2SG

Set on the edge of Keynsham beside rolling farmland, this beautifully characterful former Coach House dates back to the 18th century and offers generous single-level accommodation filled with period charm and unique features.

Approached via a quiet country lane the property is accessed through electric gates and sits within spacious landscaped gardens. A detached stone garage with an electric door and a spacious gravel driveway provide ample parking.

The house itself is a striking blend of aged stone walls and leaded windows, with exposed timber beams and a handcrafted oak-framed garden room enhancing its rustic appeal. A welcoming porch leads into the entrance hall, offering access to a dual-aspect reception room with an open fireplace, a well-appointed two-tone kitchen/breakfast room, and a dining room with exposed ceiling beams and stone walls.

A hallway leads to the impressive principal bedroom, featuring arched windows overlooking the garden, ample storage, and an en-suite. Next door, bedroom four offers flexibility as a walk-in wardrobe, study or child's bedroom. Further along, a second double bedroom and a modern shower room precede the stunning oak-framed garden reception room, complete with a modern wood-burning stove and bi-fold doors opening onto a Mediterranean-style courtyard with decorative shingle and a tranquil pond. A fourth bedroom at the rear enjoys a picturesque garden view through an elegant leaded arched window.

The gardens have been beautifully designed, with carefully curated planting, an expansive lawn that measures approximately 300ft (91m), a graceful weeping willow, and a Dutch greenhouse. Mature trees and private adjoining fields create a peaceful, secluded retreat.

Despite its rural setting, The Coach House is less than two miles from Keynsham's independent shops, cafés, and railway station. It additionally benefits from easy access to both Bristol and Bath, as well as Bristol international airport.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE VESTIBULE 2.1m x 1.6m (6'10" x 5'2" )

Window to side aspect, feature exposed stone wall, glazed door leading to hallway.

#### HALLWAY 3.8m x 2.9m (12'5" x 9'6" )

to maximum points. An 'L' shaped room with double glazed velux style window to roofline, radiator, power points, doors leading to rooms.

#### RECEPTION ONE 5.1m x 3.6m (16'8" x 11'9" )

Window to front aspect overlooking front garden and adjoining open fields, French doors with inset wood shutters to side aspect, feature exposed stone walls and ceiling timbers, open fireplace, radiator, power points.

#### KITCHEN/BREAKFAST ROOM 5.9m x 3.9m narrowing to 3.4m (19'4" x 12'9" narrowing to 11'1" )

Dual velux style windows to roofline, glazed door to side aspect leading to garden, window to side aspect with inset shutters overlooking front garden. Kitchen comprising range of matching wall and base units with granite work surfaces, stainless steel sink with mixer tap over, integrated double electric oven with five ring gas hob (powered by calor gas) with extractor fan over, integrated microwave/combi oven with warming drawer under, breakfast bar, power points, splashbacks to all wet areas. Breakfast area offering ample space for family sized dining table, benefitting from a radiator, power points and door leading to walk in pantry with space and plumbing for American style fridge/freezer.

#### DINING ROOM 4.1m x 4m (13'5" x 13'1" )

Window to side aspect, exposed feature wall and ceiling timbers, centrepiece woodburning stove, radiator, power points, door leading to rear hallway.

#### REAR HALLWAY 6.5m x 5.5m (21'3" x 18'0" )

to maximum points. An 'L' shaped room with windows to front and side aspects overlooking front and rear garden, glazed French doors to side aspect overlooking and providing access to rear garden, exposed solid wood window lintel and inset shutters, exposed feature stone wall, radiators, power points. Doors leading to rooms.

#### GARDEN ROOM 3.9m x 3.8m (12'9" x 12'5" )

With ceiling reception heights in place measuring 3.6m ('11.9'). Breathtaking garden room with exposed solid oak frame. Dual double glazed velux style windows to roofline, windows to rear and side aspects boasting rear garden views, bi-folding doors to side aspect providing access to rear garden, power points, feature woodburning stove.

#### BEDROOM ONE 5.8m x 4.2m (19'0" x 13'9" )

Dual windows to side aspect overlooking rear garden, built in triple wardrobe, radiator, power points, door leading to en suite bathroom.

#### EN SUITE BATHROOM 2.5m x 1.7m (8'2" x 5'6" )

Window to side aspect, luxury three piece suite comprising wash hand basin with mixer tap over, low level WC, freestanding pebble style bath with mixer tap and shower attachment over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

#### BEDROOM TWO 3.3m x 3.2m (10'9" x 10'5" )

Dual aspect double glazed windows to side aspects overlooking front and rear gardens, radiator, power points.

#### BEDROOM THREE 4m x 2.4m (13'1" x 7'10" )

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

#### BEDROOM FOUR 4.2m x 2.8m (13'9" x 9'2" )

Window to side aspect, built in wardrobe, exposed stone wall, radiator, power points.

#### FAMILY SHOWER ROOM 1.9m x 1.8m (6'2" x 5'10" )

Double glazed velux style window to roofline, contemporary three piece suite comprising wash hand basin with mixer tap over, low level WC, oversized walk in shower cubicle with dual head electric shower over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

#### EXTERIOR

#### FRONT OF PROPERTY

Landscaped front garden accessed via electrically operated double gates leading to a generous stone chipping parking area which leads to a level lawn surrounded by pretty well stocked flower beds and a raised stone chipping seating area and footpath that leads to the front door, wall and fenced boundaries, gated lane access to rear garden.

#### REAR GARDEN 87m in length (285'5" in length)

An exceptionally spacious rear garden measuring approximately 87m in length and mainly laid to lawn with fenced boundaries and overlooking and siding onto adjoining open countryside, further boasting a generous Mediterranean style patio ideal for entertaining which adjoins a feature pond and leads to the main lawn. Further benefitting from several mature trees including a weeping willow and well stocked flower beds, timber shed, a Dutch greenhouse and vegetable plot. To the side the property benefits from a hidden garden laid to patio providing an informal dining space which plays host to a wood store and oil tank.

#### GARAGE

Detached double garage accessed via electrically operated up and over door and benefitting from power and lighting.

#### TENURE

This property is freehold

#### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band G 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

Services - Mains electricity, oil heating with calor bottle gas for cooking, septic tank sewage with the septic tank being located in a neighbouring property, which this property has rights of access for maintenance and emptying.

Local authority: Bath and North East Somerset.

Services: All services connected.

Broadband speed: (Source Ultrafast 1800 - Ofcom).

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

