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Granchen Church Road, Bitton, Bristol, BS30 6LJ

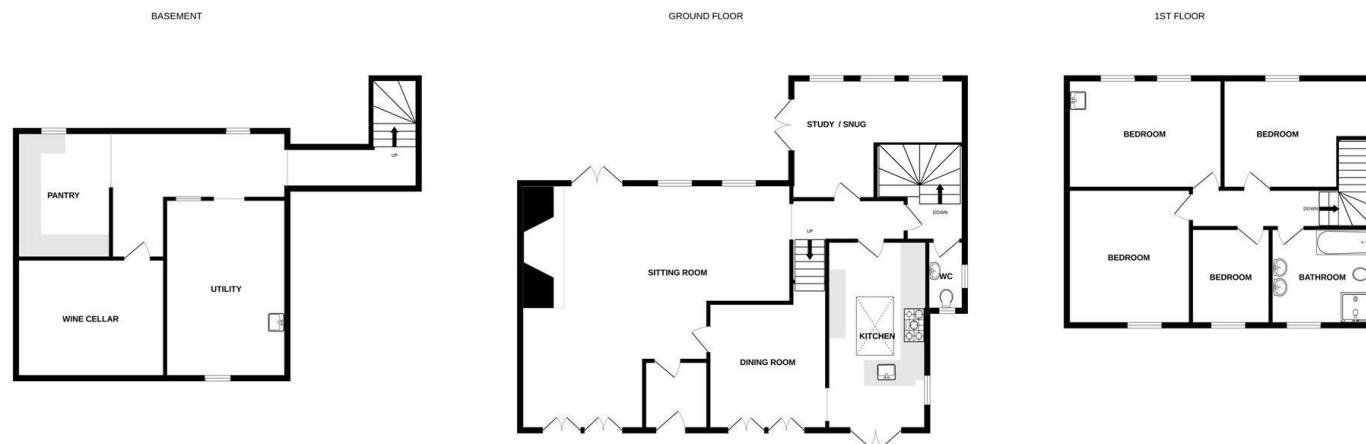


£1,000,000

A very appealing unique Grade II listed period home set in a secluded location within a highly sought after village.

- Renovated listed period village house, 6 miles from Bath & 7 miles from Bristol
- Secluded, much sought after position at the end of Church Road in the lee of St Mary's Church
- Period features fused with modern living
- 3 Reception rooms, living room with feature inglenook fireplace
- Bespoke built kitchen/breakfast room
- 4 Bedrooms
- Well appointed bathroom
- Extensive basement, utility room, pantry and wine cellar
- Carport and parking
- Beautiful walled gardens - a superb feature

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Granchen Church Road, Bitton, Bristol, BS30 6LJ

Discreetly positioned in the heart of Bitton village, this exceptional Grade II listed home combines timeless character with a refined, contemporary finish. Dating back to the 18th Century and once forming the kitchen and servants' quarters to the adjacent Grange, "Granchen" has been thoughtfully restored to create a beautifully balanced home blending period detail with modern living.

The ground floor is centred around a striking sitting room, where original flagstone flooring, an impressive fireplace and French doors to both the front and rear gardens create a bright yet characterful space. From here, the layout flows into a well-proportioned dining room with garden access, and onto a stylish kitchen/breakfast room enhanced by a lantern skylight. A separate snug offers flexibility as a home office or additional reception, while a guest cloakroom completes the ground floor. Upstairs, the property offers three generous double bedrooms alongside a well-sized fourth bedroom, all served by a contemporary family bathroom with bath, walk in shower and twin basins. The lower ground floor provides a series of vaulted cellar rooms currently arranged as a wine cellar, pantry and utility space, adding both practicality and character.

Externally, the gardens are a standout feature. The rear garden is walled and private, with a level lawn, mature planting, vegetable patch, patio seating area, summer house and a secluded fire pit. The front garden is equally well established and includes a useful stone-built store, while access is via a covered carport.

Set along Church Road within a conservation area, the property enjoys a peaceful village setting close to St Mary's Church, open countryside and walks along the River Avon. Bitton offers a range of amenities including a primary school, village shop and popular pub, while Bath, Bristol and Keynsham (with mainline links to London Paddington) are all within easy reach.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 1.9m x 1.8m (6'2" x 5'10" )

Power points, stone flooring, door leading to sitting room.

#### SITTING ROOM 8m x 7.3m (26'2" x 23'11" )

to maximum points. Bespoke built double French doors with inset shutters to front aspect, dual windows to rear aspect and French doors to rear aspect overlooking and providing access to rear garden. Breathtaking centrepiece Inglenook fireplace with woodburning stove and feature lighting, built in dresser, radiators, exposed stone flooring, power points. Stairs rising to first floor landing, doors leading to dining room.

#### DINING ROOM 3.8m x 3.4m (12'5" x 11'1" )

Bespoke built double French doors with inset shutters to front aspect, radiator, power points. Exposed stone flooring, door to kitchen/breakfast room.

#### SNUG/STUDY 5.0m x 3.7m (16'4" x 12'1" )

to maximum points. Three windows to rear aspect overlooking the garden, skylight to roofline, French doors to side aspect leading to rear garden, radiator, power points.

#### KITCHEN/BREAKFAST ROOM 5m x 2.6m (16'4" x 8'6" )

Lantern light to roofline, French doors to front aspect and window to side aspect, high quality Bespoke built kitchen comprising range of soft close wall and base units with Granite work surfaces over, double Belfast sink with mixer tap over, space and gas supply for 'Range' oven with oversized extractor fan over, space and power for upright fridge/freezer. Inset breakfast bar, power points, granite splashbacks to all wet areas.

#### INNER HALLWAY 2.2m x 1.1m (7'2" x 3'7" )

Skylight to roofline, built in storage cupboards, radiator, exposed stone flooring, door leading to exposed stone staircase that descends to the cellar, door leading to WC.

#### WC 2.1m x 1m (6'10" x 3'3" )

Windows to front and side aspects. White suite comprising wash hand basin with mixer tap over and low level WC. Exposed stone floor.

### FIRST FLOOR

#### LANDING 3.9m x 0.9m (12'9" x 2'11" )

Access to loft via hatch, window to side aspect, radiator, doors leading to rooms.

#### BEDROOM ONE 4.1m x 3.3m (13'5" x 10'9" )

Dual windows to rear aspect overlooking rear garden, feature period fireplace, wash hand basin with mixer tap over, radiators, built in wardrobe, power points.

#### BEDROOM TWO 3.8m x 3.4m (12'5" x 11'1" )

Window to front aspect, feature period fireplace, radiators, wardrobe, power points.

#### BEDROOM THREE 3.6m x 3.1m (11'9" x 10'2" )

to maximum points. Window to rear aspect overlooking rear garden, radiator, power points.

#### BEDROOM FOUR 2.8m x 2.3m (9'2" x 7'6" )

Window to front aspect, radiator, power points.

#### BATHROOM 3.0m x 2.8m (9'10" x 9'2" )

Window to front aspect, bespoke four piece suite comprising twin wash hand basins

with mixer taps over, hidden cistern WC, tiled bath with inset lighting and centrally located mixer tap and shower attachment over. Oversized walk in shower cubicle with shower off mains supply over, extractor fan, heated towel rail, tiled splashbacks to all wet areas.

### CELLAR

Versatile undecorated floor that offers ceiling heights of approximately 2.3m (7'6") in the majority of rooms. Arranged as a hallway and three separate rooms providing a utility room, pantry and wine cellar, measuring 5m x 3.6m (16.4' x 11.9') 3.9m x 3.2m (12.9 x 10.5') and 3.3m x 2.7m (10.9 x 8.10') benefitting from power and lighting throughout as well as space and plumbing for a washing machine, tumble dryer and Belfast sink with mixer tap over.

### EXTERIOR

#### FRONT OF PROPERTY

Entered via a carport with stone chippings and further parking beyond, leading into the front garden.

#### FRONT GARDEN

Private landscaped front garden mainly laid to lawn with walled boundaries, well stocked flower beds, stone shed, raised patio breakfast area, flagstone path and steps leading to front door.

#### REAR GARDEN

Beautiful landscaped garden mainly laid to a level lawn enclosed by handsome stone walled boundaries, with a glazed veranda to the rear of the house, partly covering a flagstone terrace creating an ideal area for alfresco entertaining. Pretty well stocked flower beds and several small trees, vegetable plot, summerhouse, stone chipped seating areas, raised flower beds, timber shed and log store.

### TENURE

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 F. 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

The property is Grade II listed and located in a conservation area.

Local Authority: South Gloucestershire Council.

Services: All services connected.

Broadband speed: Superfast 58mbps (Source - Ofcom).

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

