



OAKHILL FARM 8, OAKHILL LANE,
HALLEN, BS10 7RW

GOODMAN
& LILLEY







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HALLEN BS10 7RW

GUIDE PRICE
£825,000

Charming Period Cottage with 10 Acres, Barn with planning consent & Outbuildings – Huge Potential.

Nestled in a semi-rural setting close to Bristol and the M5, this attractive semi-detached three bedroom, two reception period cottage offers a rare combination of character accommodation, extensive land and outbuildings, and outstanding potential.

Available with no onward chain, this is a truly unique opportunity – equally appealing as a family home, equestrian property, business base, or development project.

The Cottage

The cottage itself features three generously sized bedrooms, two welcoming reception rooms, a fitted kitchen and bathroom, and its own private garden – an ideal retreat separate from the wider landholding. Outside, there is ample parking for numerous vehicles, making the property highly practical for family life or business use.

Grounds and Outbuildings

The wider grounds extend to around 10 acres of gardens, orchard, paddocks and mature woodland, creating a wonderfully versatile setting. A highlight is the substantial 42ft barn with planning permission for conversion, providing the opportunity to create an additional detached dwelling. A collection of further small and large outbuildings present huge scope for commercial or lifestyle ventures.

Of particular note is the large forecourt area, making the property especially attractive for those with multiple vehicles, trade use, or car enthusiasts. Combined with the range of outbuildings, the site offers excellent potential for uses such as vehicle storage, workshops, equestrian facilities, or other commercial enterprises (subject to planning). There is also a fairly recently built double height garage measuring 38ft x 25ft, further garage/workshop measuring 19'2 x 10'5.

Location & Useful Local Information

Conveniently positioned in BS10 (postcode: BS10 7RW), the property combines the peace of countryside living with excellent connections to

the M5 and central Bristol.

Surrounding Amenities:

1. Healthcare & Everyday Essentials GPs
Within a mile or so, you'll find several practices including Willow Tree Surgery (0.8 mi), Shirehampton Group Practice, Pioneer Ridinglease, and Pioneer Bradgate (approx. 1.1–1.2 mi).

Dentists

Close options include Lawrence Weston Dental and Passage House Dental Care (about 1.3 mi away), with Green Dental Practice nearby at 1.9 mi.

Pharmacies

Willow Tree Pharmacy is within walking distance (0.8 mi), plus additional branches of LloydsPharmacy and Morrisons Pharmacy (1.1–1.9 mi).

Hospital

Southmead Hospital is the nearest major hospital, approximately 2.7 miles away.

Opticians

Armstrong & North Opticians is about 1.1 miles away, with alternatives such as Boots, Vision Express, and Lea (Opticians) within roughly 2 miles.

Clinics & Support Services

Nearby facilities include Ridinglease Medical Centre, Cygnet Brunel, Belbrook Children's

Respite Unit, Brentry Site, and the Long Cross Centre—all within about 1.2–1.6 miles.

Education & Recreation

Henbury School is approximately 0.8 miles away.

Cribbs Sports & Social Club offers sporting activities (approx. 0.8 mi).

Avon Riding Centre for the Disabled is nearby (approx. 0.8 mi).

Leisure & Social

Old Elizabethans RFC and the Hallen Centre are very close—around 0.3–0.5 miles..

Public Transport & Connectivity

Bus Stops
Easily accessible with stops like Windsor Crescent just 0.1 mi away.

Train Stations

St Andrews Road station is about 2.2 miles away, with Sea Mills, Avonmouth, and Shirehampton stations all under 3 miles.

Broadband & Infrastructure

Internet Access
Excellent broadband availability: 100% coverage across Next Generation, Superfast, Ultrafast, and Full Fibre services. Median download speeds hover around 39 Mbps, with averages near 43 Mbps; upload speeds average around 11 Mbps.

Local Amenities

Shopping & Dining

For a broader array of shops, eateries, and leisure—Cribbs Causeway is just a short drive away, offering major retail chains, a cinema, ice rink, bowling alley, gyms, and supermarkets.

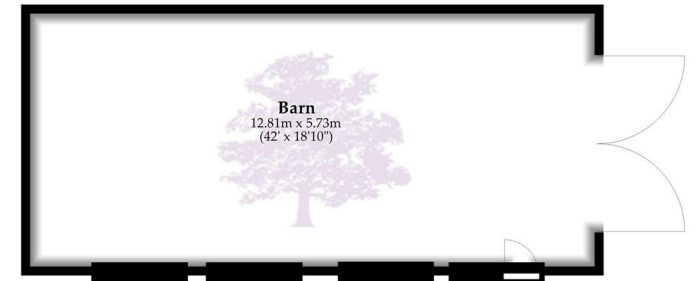


- Period Semi Detached 3 Bedroom Character Cottage
 - Recently built double height garage measuring 38ft x 25ft
 - Excellent Location For M5, Bristol City Centre & Local Amenities
- Offered With Circa 10 Acres Of Land, Orchard & Woodland
 - Further Garage / Workshop
 - No Onward Chain
- Detached Period Barn With PP for conversion
 - Various Outbuildings





Floor Plan

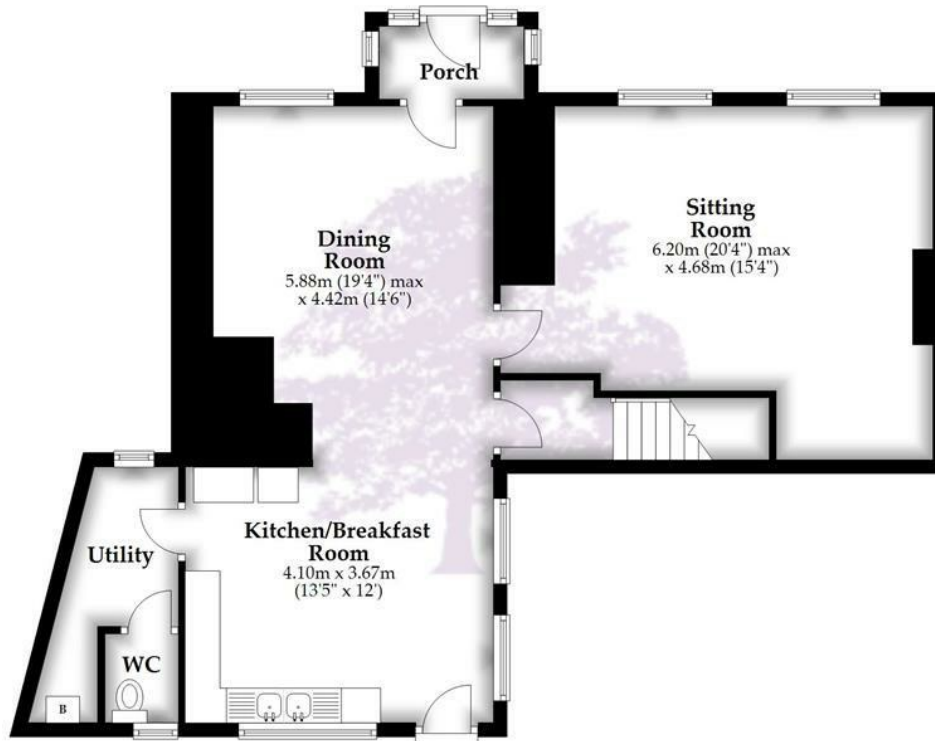


Total area: approx. 73.5 sq. metres (790.7 sq. feet)



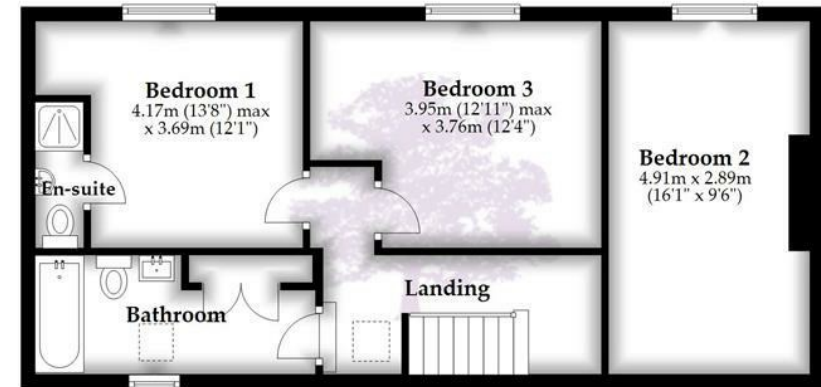
Ground Floor

Approx. 80.0 sq. metres (861.3 sq. feet)



First Floor

Approx. 56.4 sq. metres (606.9 sq. feet)



Total area: approx. 136.4 sq. metres (1468.2 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

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