GOODMAN & LILLEY

THE COACH HOUSE WOOD LANE

CLAPTON-IN-GORDANO
BS20 7RQ

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- 2 spacious bedrooms with one en suite
- Charming period coach house
- Equestrian facilities included
- Detached house
- Stables on the property
- 2 elegant reception rooms
- Set on 2 acres of land
- Located in Clapton-in-Gordano
- Ideal for horse lovers
- Viewing highly recommended

SUMMARY

A beautifully restored Coach House with approximately two acres, equestrian facilities, extensive outbuildings and two detached ensuite garden rooms. The Coach House is a particularly characterful country property that combines the romance of its heritage with the practicalities of modern living. Approached through its own private grounds, the property enjoys an exceptional sense of space, privacy and connection to the surrounding countryside, whilst its equestrian facilities make it an especially exciting proposition for those seeking a home where horses and country life can be at the heart of everyday living.

ACCOMMODATION

The accommodation is further enhanced by two distinctive reception rooms, each offering its own atmosphere. The principal reception room is particularly impressive, with high ceilings and Velux windows drawing an abundance of natural light into the space. Large sliding doors open directly onto the courtyard, creating a seamless connection between the house and outside space. This is a room designed equally for entertaining friends and family or simply opening the doors on a summer evening and enjoying the garden. The second reception room, the snug, offers a more traditional and intimate feel, retaining the original flagstone flooring and benefiting from patio doors opening directly onto the patio. A log burner provides a natural focal point and adds warmth and character, making this an inviting room in which to relax throughout the year. Together, the two reception rooms offer an excellent balance between formal and informal living, with one embracing light, space and entertaining, and the other providing a cosier retreat steeped in the property's original character.

THE COACH HOUSE

The main house provides approximately 1,768 sq ft of accommodation, arranged over two floors, with a layout that is both practical for modern family life and sympathetic to the building's original purpose and character. The ground floor has an unmistakably traditional feel, with thoughtfully retained flagstone flooring, original characterful doors and exposed period features, creating a wonderful sense of history and permanence from the moment you step inside. These elements contrast harmoniously with contemporary additions, including double glazing, Velux windows, generous glazing and sliding glass doors opening directly onto the courtyard, creating a home that feels authentic whilst benefiting from seamless modern integration. The restoration has been carefully considered, retaining the character that makes the property special enjoying wood burners to all three ground floor rooms whilst introducing modern touches that enhance both its functionality and connection with the outdoors. At the heart of the house is a generous open-plan kitchen/diner, providing a wonderfully sociable space for family life and entertaining. The room forms a natural hub to the home, combining the warmth and character of the original building with a more contemporary sense of space and flow. Beyond the house, The Coach House truly comes into its own, occupying approximately two acres of private grounds with a well stocked Koi Carp pond, ancient trees of Oak, Walnut and Horse Chestnut, mature gardens and versatile ancillary accommodation. The setting offers a rare opportunity to enjoy a genuine country lifestyle, with the freedom and space that comes from having so much on the doorstep.

UPSTAIRS

Upstairs are two well-proportioned bedrooms, both brightened by Velux windows which flood the rooms with natural light whilst adding to the character of the upper floor. Bedroom two benefits from its own en-suite bathroom, providing a useful degree of privacy and flexibility for guests or family members.

THE GROUNDS

The grounds are complemented by two newly built detached ensuite garden rooms, both finished to a high contemporary standards and positioned to provide a good degree of independence from the main house.
The first is particularly versatile, with a modern ensuite bathroom, patio doors opening onto the courtyard and an outdoor shower.

The second garden room offers a similarly high standard of finish, with an ensuite bathroom, gas wood burner and wide sliding doors opening onto a private terrace. Overlooking its own garden and a waterfall pond, it provides a peaceful and secluded setting.
The two buildings provide valuable flexibility and their considered design lends itself perfectly to a variety of uses, from a home office, multi-generational living, studio or gym to guest accommodation or even potential Airbnb, subject to the relevant permissions.

A large carport completes the extensive range of practical facilities.

What makes the property particularly special is the way these elements come together. The historic Coach House provides a characterful and comfortable home, while the surrounding two acres offer the opportunity to combine equestrian pursuits, independent accommodation and outdoor living in a private setting. The property retains a strong sense of heritage while providing the space and versatility required for modern country living.

EQUESTRIAN ASPECT

For equestrian buyers, the facilities are a particular highlight. The property includes a large stable block, hay barn, field shelter and sand area, together with paddock and grazing areas. The arrangement has been designed with practicality in mind, providing everything needed for keeping and exercising ponies at home, whilst allowing the surrounding grounds to remain an attractive and enjoyable part of the property. There is also a small apple orchard in the paddock, and pear and plum trees to the front of the property.

LOCATION

Wood Lane lies on the southern side of the Gordano Valley, within the small village of Clapton-in-Gordano. It is a peaceful, largely rural setting, with the lane winding through the countryside beneath Cadbury Camp and the surrounding hills. There is a strong sense of being away from the everyday pace of town and city life, while still being surprisingly close to Bristol and the coast.

Clapton-in-Gordano is a small and characterful village, with a historic church, the well-known Black Horse pub and a network of country lanes, footpaths and bridleways leading out into the surrounding landscape. The countryside here is particularly enjoyable on foot or horseback, with open fields, woodland and the wider Gordano Valley providing plenty of opportunity to explore from home.

FURTHER AREA

Bristol is also within easy reach, with Clifton and the city centre around eight miles away. The M5 at Junction 19 is approximately three and a half miles from the property, making journeys further afield straightforward. Nailsea & Backwell railway station is around five miles away, with services towards Bristol and London, while the Portishead railway station well underway, being developed over the next 2 years and Bristol Airport is approximately ten miles away.

For those who enjoy the outdoors, the surrounding countryside is one of the area's greatest assets. Cadbury Camp, an Iron Age hillfort overlooking the valley, can be reached via the local network of paths and bridleways, while nearby nature reserves and open countryside provide further opportunities for walking, riding and enjoying the landscape. The area has a strong equestrian community, with riding routes and facilities found throughout the surrounding villages.

There is also a good choice of schools within the wider area, with both state and independent options available in and around Bristol, including Clifton College, Badminton School, Bristol Grammar School and The Downs School.

Ultimately, Wood Lane offers a particularly appealing balance: a quiet country setting with the space to enjoy rural life, yet Bristol, the coast, motorway network, rail connections and airport all within easy reach. It is the sort of location where the countryside can genuinely become part of everyday life, without giving up the convenience of being close to the city.

ADDITIONAL INFORMATION

Tenure; Freehold EPC; E (Valid until August 2036)

Council Tax Band; F (North Somerset Council) Services; Mains electric, oil heating

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BS20 7RQ

FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
3761.00 SQ FT

COUNCIL TAX BAND : F

RECEPTION ROOM : 3

BEDROOMS: 2

BATHROOMS : 2

FREEHOLD

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