



31. VALERIAN CLOSE,
SHIREHAMPTON, BS11 9UE

GOODMAN
& LILLEY



A RARE OPPORTUNITY TO ACQUIRE A UNIQUE DETACHED COACH HOUSE, POSITIONED WITHIN A CUL-DE-SAC IN SHIREHAMPTON VILLAGE. OFFERING BRIGHT AND SPACIOUS OPEN-PLAN LIVING, PRIVATE OUTDOOR SPACE, AND THE ADDED BENEFITS OF A GARAGE AND OFF-STREET PARKING, THIS HOME IS PERFECT FOR BUYERS SEEKING THE CONVENIENCE OF APARTMENT LIVING WITH THE PRIVACY AND INDEPENDENCE OF A DETACHED PROPERTY.

Property Description

Unique Detached Coach House in a Peaceful Cul-de-Sac – Shirehampton Village

Tucked away in a quiet cul-de-sac in the heart of Shirehampton Village, this truly unique detached coach house offers an exceptional blend of privacy, space, and natural light - perfect for buyers seeking something a little different from the typical apartment.

The property boasts a wonderfully bright and airy open-plan living space, enhanced by high ceilings that create a real sense of volume and character. There are two well-proportioned double bedrooms, both benefiting from built-in storage cupboards, alongside a generous family bathroom.

Natural light is a key feature throughout, with Velux windows to both the kitchen and bathroom at the rear, allowing sunlight to pour in and further enhance the home's inviting atmosphere.

Externally, the property continues to impress. A private, low-maintenance garden provides the perfect spot for outdoor seating and enjoying the afternoon sun - ideal for relaxing or entertaining in complete seclusion.

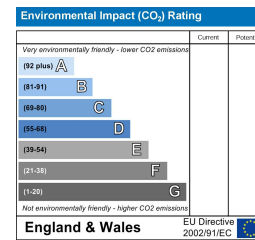
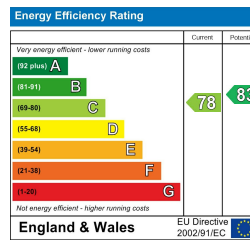
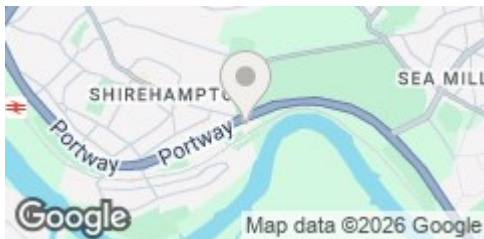
One of the standout benefits is the inclusion of off-street parking and a garage, which can also be accessed internally. This versatile space offers

additional storage and houses the combi boiler, with room for utilities such as a washing machine.

The location is fantastic, overlooking local allotments and distant hills, while also being perfectly positioned for easy access into Bristol via the Portway or the popular train line, with routes through Clifton Down and into Bristol Temple Meads. Motorway connections are also conveniently close, making travel further afield straightforward.

Shirehampton itself offers a popular High Street with a range of amenities including cafés, restaurant, a local butcher, and independent fruit and vegetable shops. Green spaces are abundant, with the nearby Daisy Fields, riverside walks along the River Avon, Kings Weston Estate, and Blaise Castle all within easy reach. The area is also well served by popular local primary schools and highly regarded nurseries.

This property is an ideal choice for those seeking the feel of a flat but with the added benefits of a detached home - offering peace, privacy, outdoor space, parking, and a garage.



- Unique detached coach house in a quiet cul-de-sac location
- Two generous double bedrooms with built-in storage
- Off-street parking plus integral garage with internal access
- Excellent transport links via the Portway and nearby train line (Clifton Down & Temple Meads)
- Close to green spaces including the River Avon, Kings Weston Estate, Daisy Fields & Blaise Castle
- Bright and airy open-plan living space with high ceilings
- Private, low-maintenance garden ideal for outdoor seating and entertaining
- Attractive outlook over local allotments and distant hills
- Walking distance to Shirehampton High Street with cafés, shops, and local amenities
- Well-proportioned family bathroom

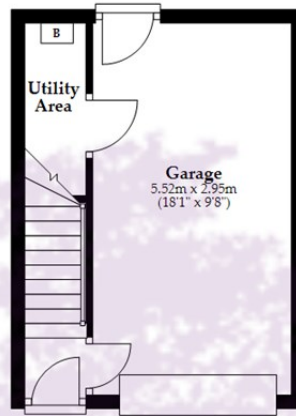


£250,000



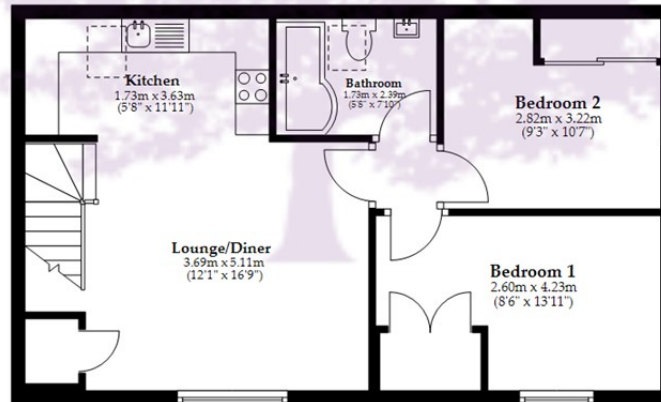
Ground Floor

Approx. 21.9 sq. metres (235.3 sq. feet)



First Floor

Approx. 52.1 sq. metres (560.9 sq. feet)



Total area: approx. 74.0 sq. metres (796.3 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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