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The Coach House Parkhouse Lane, Queen Charlton, Bristol, BS31 2SG

Offers In Excess Of £1,100,000

A truly charming detached former period coach house sat within a circa acre plot and nestled in stunning countryside within short drives of both Bristol and Bath. The property showcases a range of original period features, exposed beams and stonework as well as a superb recent extension. In addition, there is plenty of parking, a double garage and beautifully presented mature gardens both front and back.

- Charming Detached Period Coach House
- Dates From circa 1735
- Approximately 1 Acre Plot
- Four Bedrooms and Three Generous Reception Rooms
- Circa 2,000 sq ft
- Immaculately Presented
- Stunning Country Views
- Fantastic Rural Location
- Detached Double Garage
- Plenty of Parking

The Property
Set in approximately an acre of mature garden providing complete privacy and total seclusion, this charming and quirky former coach house, believed to date from 1735, is superbly well located to take full advantage of rural living yet within easy striking distance of both Bristol and Bath.
Situated toward the end of a quiet lane, the property benefits from a beautifully peaceful outlook over the neighbouring farm land taking the benefits of living in the country as well the convenience of the proximity to nearby towns and local amenities.

Beyond wooden gates, a gravel driveway provides plenty of space for a number of vehicles, as well as an impressive detached double garage with electric up and over doors.
The characterful and quirky internal accommodation has been superbly well cared for and much improved during the current ownership and is spread out over one level.
Complete with original flag stone flooring, the initial entrance porch sets the scene immediately and welcomes you through into the main hallway.
Toward the front of the building and taking full advantage of the countryside view via a virtually full height arched leaded window, there is a cosy yet bright living space with open fireplace and exposed beams and stonework.

The kitchen, with access out to a continental style courtyard, has been well designed with a range of traditional timber wall and base units with sold granite worktops as well as a range of integrated appliances such as 5 ring gas hob, extractor, oven and grill, microwave and dishwasher.
There is a casual dining space along the peninsula island breakfast bar as well as space for a more intimate seating area looking out through an attractive period window with working shutters and a separate pantry provides the luxury of further storage.

Adjacent there is an additional dining / living space again with view out to the courtyard as well as a modern wood burning stove and exposed stonework and beams.

Whilst the final reception space, a spectacular garden room, is a recent addition, the locally hand crafted oak beams and entire walls of glass, blend seamlessly into the original building creating a lovely sitting area with striking private views down the length of the garden as well as providing access out to the patio and lawn beyond.

There are four bedrooms in total with the generous master also boasting built in wardrobes as well as impressive en-suite bathroom complete with feature free standing bath, basin, low level WC and heated towel rail.
Two further bedrooms are double rooms with the fourth bedroom providing a perfect home office if needed.

Finally, there is an additional fully tiled family shower room with large walk in cubicle with impressive sky light as well as utility room / cloakroom.

Externally, there is ample parking for a number of vehicles, a detached modern garage and large mature gardens and lawns both front and rear.

Location
The Property is in a secluded rural location on the Eastern Edge of the Chew Valley yet only a 7 miles from Bristol City and 9 miles to Bath. Parkhouse Lane is a short lane providing access to a handful of homes with pleasant far reaching views over the neighbouring countryside.

Other Information
Freehold

Council Tax Band: F

The property is not connected to mains drainage or gas and so relies on a septic tank and oil respectively.

Please Note
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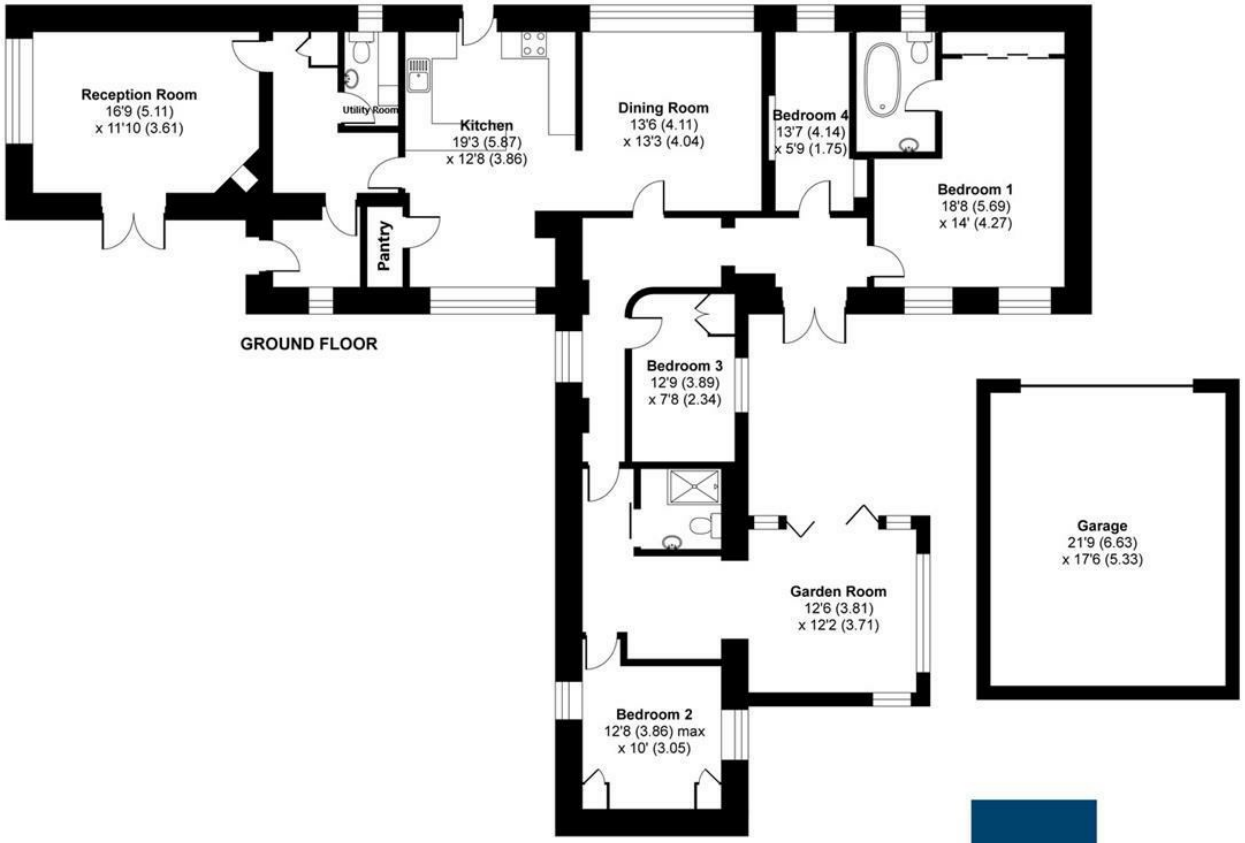
Parkhouse Lane, Keynsham, Bristol, BS31

Approximate Area = 1922 sq ft / 178.6 sq m
Outbuilding = 382 sq ft / 35.5 sq m
Total = 2304 sq ft / 214 sq m
For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hollis Morgan. REF: 757949

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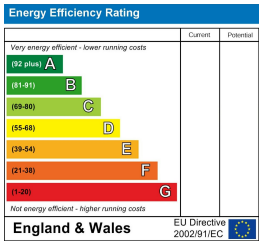

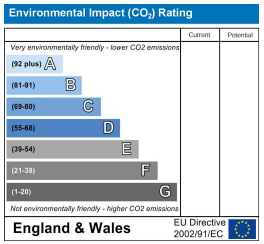

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