

SPRING COTTAGE
KEYNSHAM
BRISTOL
BS31 1EZ
£935,000



GREGORYS

ESTABLISHED 1858

The origins of Spring Cottage, a truly magnificent, river fronting, period home are believed to date back to the 1600's. Now presenting as the most wonderful family home, bursting with character and charm and nestled in a small hamlet of homes on the fringes of Keynsham.

Positioned within a small cluster of homes, Steel Mills is within The Greenbelt Conservation Area and can be found only a short walk from the bustling Keynsham High Street, the Train Station providing an efficient commute into both Bath & Bristol and the large selection of both, highly regarded primary and secondary schools. However, the truly impressive feature of Spring Cottage is its rural feel, fronting onto and with far reaching views of open countryside towards the Chew Valley. The River Chew passes seamlessly past the mature grounds, even allowing for a feature boat landing, perfect for exploring the river by boat, or paddle board, for those energetic types.

Internally the property exudes character with many features expected of a property of such age. Exposed stone walls, large feature fireplaces and exposed wood beams are just a small selection of what to expect from this unique home. Once inside you are greeted by a homely, yet spacious hallway, a downstairs cloakroom, utility room, pantry and storage cupboard can then be found. Four reception rooms are available, a large and magnificent sitting room, a formal dining room, a snug and a lounge area overlooking the garden all come together to offer any buyer the space to entertain, come together as a family or simply to enjoy their own separate space. Completing the ground floor a fitted kitchen, complete with breakfast bar and with views of the garden and countryside.

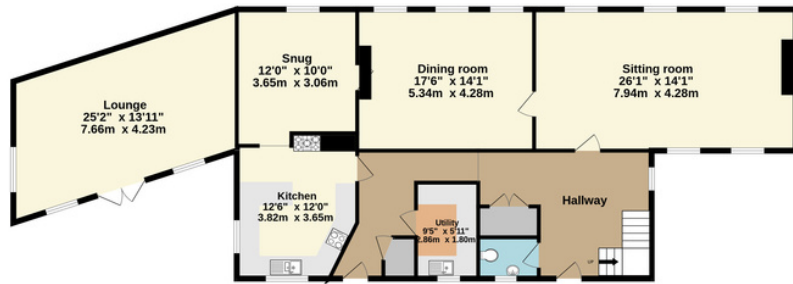
The upper two floors comprise five bedrooms, four of which are double in size, with the fifth a generous single or a perfect home office / study. The family bathroom again does not fail to be impressive in proportions with a separate cloakroom. A second bathroom can be found to the principle bedroom, with this bedroom also benefitting a walk in wardrobe.

Sitting proud amongst its neighbours, this detached residence offers an abundance of benefits, particularly externally. A gated driveway provides off street parking for multiple vehicles, whilst a single garage benefits a quirky internal access from the property. The grounds feature extensive lawned areas, fronting onto either open countryside or the River Chew. Scenic countryside walks can even be enjoyed directly from the gardens, with the popular village of Compton Dando, complete with its popular public house available along the public foot path.

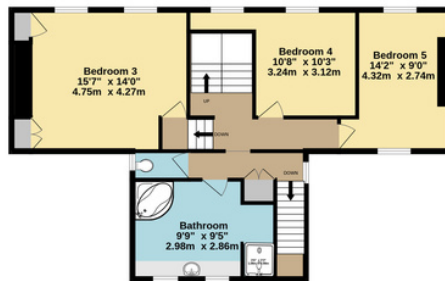




Ground Floor
1607 sq.ft. (149.3 sq.m.) approx.



1st Floor
816 sq.ft. (75.8 sq.m.) approx.



2nd Floor
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA: 3035 sq.ft. (282.0 sq.m.) approx.

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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Energy performance certificate (EPC)

Spring Cottage
Steel Mills
Keynsham
BRISTOL
BS31 1EZ

Energy rating

D

Valid until: 11 September 2033

Certificate number: 2021-0113-0171-3003-0773

Property type

Detached house

Total floor area

304 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>)

Energy rating and score

This property's energy rating is D. It has the potential to be C.

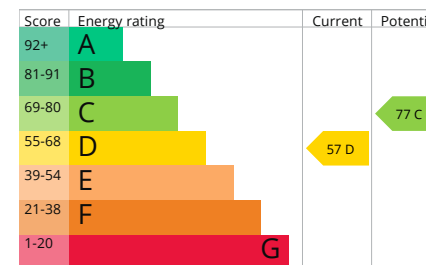
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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