



12 DAPPS HILL
KEYNSHAM
BRISTOL
BS31 1ES
£895,000



GREGORYS
ESTATE AGENTS

SITUATED IN THE IDYLIC DAPPS HILL, NESTLED BETWEEN PICTURESQUE SURROUNDINGS & SCENIC CHARM, CAN BE FOUND THIS CHARACTERFUL PERIOD COTTAGE, OFFERED TO THE MARKET FOR THE FIRST TIME IN OVER 30 YEARS.

The cottage welcomes with an entrance hall dressed with flagstone flooring & a central sweeping staircase leading to the first floor. From the entrance hall, two large reception rooms can be found, one of which boasting a grand open fire, whilst the other finished with a contemporary log burner. Completing the ground floor is a traditional cottage kitchen complete with fitted appliances, utility area, and a three piece shower room accessed via a convenient internal lobby.

To the first floor, there are two double bedrooms, enjoying ample natural light due to the dual aspect windows & feature fireplaces respectively. A sizeable four piece bathroom also occupies the first floor, completing the cottages internal arrangement. However, adjoining the main cottage can be found additional accommodation, in the form of a contemporary Annexe, perfect for those searching for versatility.

The Annexe is a welcomed addition to the property, boasting a contemporary finish throughout, blending rustic features with modern fixtures. The result is a stunning two bedroom home, lending itself to both family use or business use. The ground floor comprises a bright open plan kitchen/living area, complete with a contemporary fitted kitchen with breakfast bar, and additional dining area with a stairs leading to the first floor. To the first floor, two double bedrooms can be found, one of which benefiting from a spacious three piece en-suite shower room. Finally, a large storage room can be accessed via one of the bedrooms, potentially lending itself as an additional study space, dressing area or craft room.

Externally, this charming cottage continues to impress, with a large south facing garden spanning approximately 170ft, complete with colourful wild flowers, running stream, and a rustic Oak Barn. Ample fruit trees occupy the rear of the garden, whilst a stone patio can be found when you step outside of the cottage. In addition to the main garden, The Annexe also enjoys a cobble stone courtyard, with gated side access. Parking can be found to the front aspect, with three allocated spaces assigned to the property.

Dapps Hill falls within a conservation area, enjoying stunning surroundings, whilst also benefiting from convenient local amenities of Keynsham High St being within a short stroll. Not only this, Keynsham Railway Station offers convenient commuting links to Bath, Bristol and beyond, ideal for those with city links. In our opinion, the perfect area for those wanting a peaceful rural setting whilst needing High St convenience.

A rare & unique offering in the most idyllic of settings, this attractive period cottage is simply a must view.

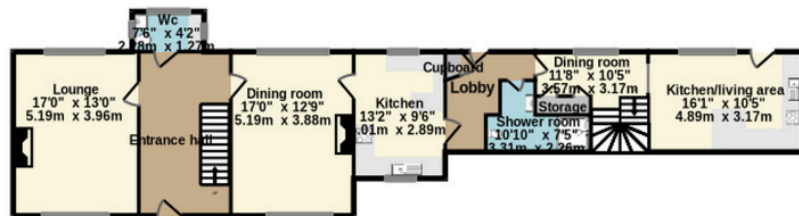








Ground Floor
 1129 sq.ft. (104.9 sq.m.) approx.



1st Floor
 1123 sq.ft. (104.4 sq.m.) approx.



TOTAL FLOOR AREA : 2252 sq.ft. (209.3 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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