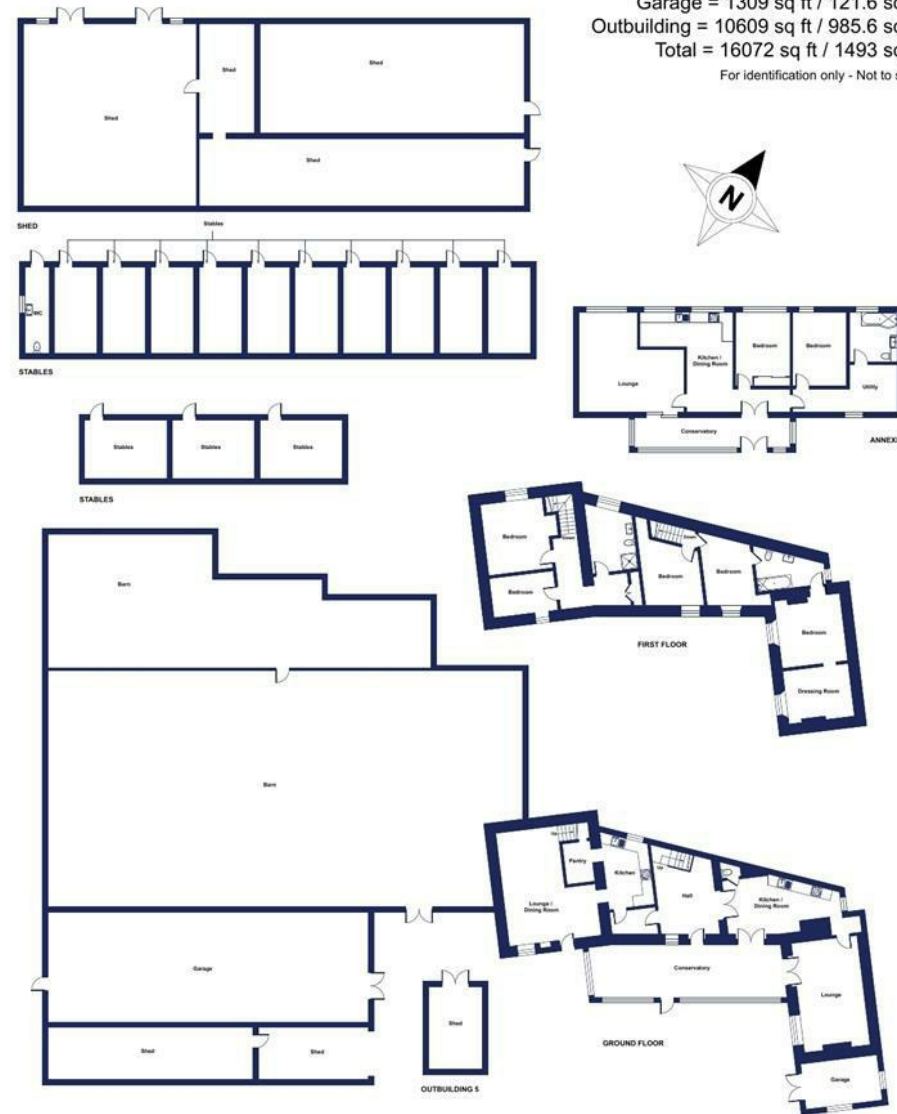


489 Bath Road, Salford, Bristol, BS31 3BA
Tel: 01225 400400 email: salford@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		23	
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Clack Mill, Keynsham Road, Willsbridge, Bristol, BS30

Approximate Area = 2890 sq ft / 268.4 sq m
Annexe = 1264 sq ft / 117.4 sq m
Garage = 1309 sq ft / 121.6 sq m
Outbuilding = 10609 sq ft / 985.6 sq m
Total = 16072 sq ft / 1493 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Davies & Way. REF: 1470346



Clack Mill Keynsham Road, Willsbridge, Bristol, BS30 6EH



Price Guide £1,500,000

A wonderful and rare opportunity to acquire a well-positioned equestrian property set between Bath and Bristol. Offering excellent access to local amenities, transport links and countryside riding routes. The property combines versatile equestrian facilities with flexible living accommodation. Ideal for those seeking country living with convenient access to both cities.

- flexible accommodation including an annex
- Circa 10.5 Acres land
- Indoor arena
- Garage and tractor shed
- Two stable blocks
- External arena
- Goat shed with horse shed attached
- Ample parking space
- Well positioned between Bristol and Bath

www.daviesandway.com
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.



Clack Mill Keynsham Road, Willsbridge, Bristol, BS30 6EH

A rare opportunity to acquire an impressive small holding /equestrian facility and other business opportunities set within approximately 10 acres, ideally positioned between Bristol and Bath in the highly desirable village of Willsbridge.

Approached via a private driveway leading to a generous parking area suitable for multiple vehicles and horse boxes, this versatile property offers extensive equestrian facilities alongside flexible residential accommodation and a self contained annex.

The equestrian amenities are exceptionally well equipped and include a substantial indoor steel-framed corrugated arena complete with power, lighting and water supply, providing excellent year-round riding facilities. In addition, there is a well-maintained external arena with fenced boundaries, ideal for schooling and training.

Two separate stable blocks, both benefiting from power and lighting, provide ample stabling for horses, while the enclosed hardstanding courtyard offers practicality and ease of access. The property also benefits from additional outbuildings including a goat shed, creating flexibility for a variety of livestock or smallholding uses.

Further practical features include a tractor and tool shed, together with a dedicated tack room, ensuring excellent storage and functionality for equestrian and agricultural needs.

The residential accommodation offers flexibility for multi-generational living, guest accommodation or potential ancillary income, with the added benefit of a separate annex.

Dating back to circa 1860 this versatile characterful home has been separated into two separate dwellings and provides the option to reincorporate into a single home if desired. Arranged over two storeys with the ground floor offering two spacious Reception rooms, a generous conservatory, a kitchen/diner, a separate utility room, a store and a WC to the ground floor and the first floor that's accessed via two separate staircases offers six well balanced bedrooms that are serviced by two bathrooms and with the master bedroom enjoying a dressing room.

Situated in the sought-after village of Willsbridge, on the eastern fringe of Bristol, the property enjoys an enviable semi-rural setting with excellent access to both Bristol and Bath. Willsbridge is well regarded for its countryside surroundings, riding opportunities and convenient commuter links.

The nearby Bristol and Bath Railway Path provides miles of scenic walking, cycling and hacking routes through attractive countryside. The surrounding area offers a wealth of local amenities including country pubs, farm shops, schools and independent businesses, while the vibrant cities of Bristol and Bath provide an extensive range of shopping, dining, cultural and leisure facilities.

The area is particularly popular with equestrian buyers due to its combination of accessible transport links, beautiful countryside and established riding community. Major road connections including the A4174 ring road, M4 and M5 motorway networks are all within easy reach, making the property ideal for those seeking country living with excellent connectivity.

This outstanding property presents a unique opportunity to acquire a versatile equestrian home in a highly accessible and desirable location.

FARMHOUSE

INTERIOR

GROUND FLOOR

RECEPTION ONE 6.2m x 3.7m (20'4" x 12'1")

RECEPTION TWO 6.5m x 5.2m narrowing to 3.5m (21'3" x 17'0" narrowing to 11'5")

KITCHEN/DINING ROOM 7m x 3.4m narrowing to 1.2m (22'11" x 11'1" narrowing to 3'11")

STORE ROOM 4.6m x 3.3m (15'1" x 10'9")

CONSERVATORY 11m x 7m (36'1" x 22'11")

UTILITY ROOM/WC 4.2m x 2.5m (13'9" x 8'2")

FIRST FLOOR

BEDROOM ONE (accessed via Bathroom one) 3.7m x 3.3m (12'1" x 10'9")

DRESSING ROOM (to Bedroom One) 3.8m x 2.9m (12'5" x 9'6")

BEDROOM TWO (provides access to Bathroom One) 3.5m x 3m (11'5" x 9'10")

BATHROOM ONE 3.9m x 2m (12'9" x 6'6")

BEDROOM THREE 3.4m x 3.3m (11'1" x 10'9")

BEDROOM FOUR (The Mill) 4.1m x 3.6m (13'5" x 11'9")

BEDROOM FIVE (The Mill) 3.7m x 2.3m (12'1" x 7'6")

BATHROOM TWO (The Mill) 3.9m x 2.6m (12'9" x 8'6")

OUTBUILDINGS

ARENA 24m x 13m (78'8" x 42'7")

Steel corrugated iron benefiting from power, lighting and water.

GARAGE 18m x 6m (adjoining arena) (59'0" x 19'8" (adjoining arena))

Block construction and corrugated roofing, power, lighting and water.

TRACTOR SHED 10m x 10m (32'9" x 32'9")

Block construction and corrugated roof, power and lighting.

GOAT SHED 19m x 4m (62'4" x 13'1")

Block construction and corrugated roof, power, lighting and water.

HORSE SHED 15m x 6m (adjoins goat shed) (49'2" x 19'8" (adjoins goat shed))

Block construction, corrugated roof, power and lighting.

STABLE BLOCK ONE

Block construction and corrugated roofing comprising 10 stables with adjoining WC, power and lighting.

STABLE BLOCK TWO

Three double sized stables, block construction and corrugated roofing, power and lighting.

EXTERNAL ARENA 35m x 17m (114'9" x 55'9")

Fenced boundaries

PRIVATE ROAD

HARDSTANDING COURTYARD

Approximately 10 acres of grounds.

DISCLAIMER

Public footpath across the top of the field over The Drumway with the right of way across. The property benefits from mains, electricity and water, sewerage please ask agent. Annexe converted in 1990 and lived in since 1993. No formal planning permissions in place and the property is accessed across an unowned road that has been used and maintained by the current owner for the last 55 years.

ANNEX

SITTING ROOM 5.88 max x 5.54 max (19'3" max x 18'2" max)

KITCHEN DINER 5.2 x 5.54 (17'0" x 18'2")

BEDROOM 4.10 x 3.05 (13'5" x 10'0")

BEDROOM 4.12 x 3.02 (13'6" x 9'10")

UTILITY 5.88 max x 2.73 max (19'3" max x 8'11" max)

LEAN TO CONSERVATORY 8.73 x 1.68 (28'7" x 5'6")

BATHROOM 2.75 x 2.76 (9'0" x 9'0")

GARDEN

Enclosed garden with Garage / Store

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is C. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

local authority. South Gloucestershire

Services. Main water. Main electric

Broadband. Superfast 36mps Source Ofcom

Mobile phone. EE O2 Three Vodafone. All good outdoor signal. Source Ofcom

The property is located within a coal mining reporting area

