

# whiteley helyar



1,540 ft<sup>2</sup>  
plus 330 ft<sup>2</sup>  
garden studio



3 double  
bedrooms



shower room & en-  
suite bathroom



off-street  
parking

Guide Price                      £750,000

Close Cottage, Church Road, Doynton, Bristol, BS30 5SU

An impeccably renovated & improved three double bedroom cottage, backing onto open fields in the charming village of Doynton, with off-street parking and detached garden studio. The thoughtful design includes bespoke Italian units in the kitchen/dining room (which also has 'wet' underfloor heating), access to the garden via bi-fold glazed doors from the sitting room, and plantation shutters, exposed wooden floors and cast-iron radiators throughout, whilst the studio would make a fantastic home office/gym/treatment room.

### ACCOMMODATION

Entrance hall with W.C & utility room  
Kitchen/dining room with bespoke units, underfloor heating & access to the garden  
22ft sitting room with feature stove and bi-fold doors to the garden  
Study with fitted shelves and large storage cupboard  
Principle bedroom with french windows to juliet balcony and en-suite bathroom  
Two further double bedrooms, one with mezzanine play/storage level  
Shower room  
Detached garden studio with W.C. —potential for one bedroom annexe

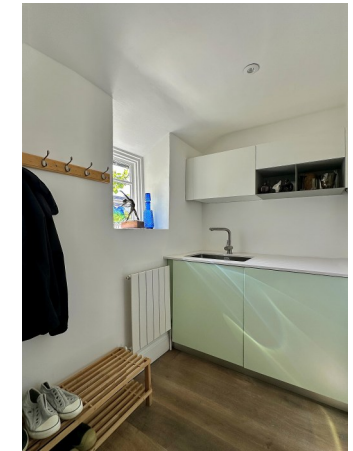
### EXTERNALLY

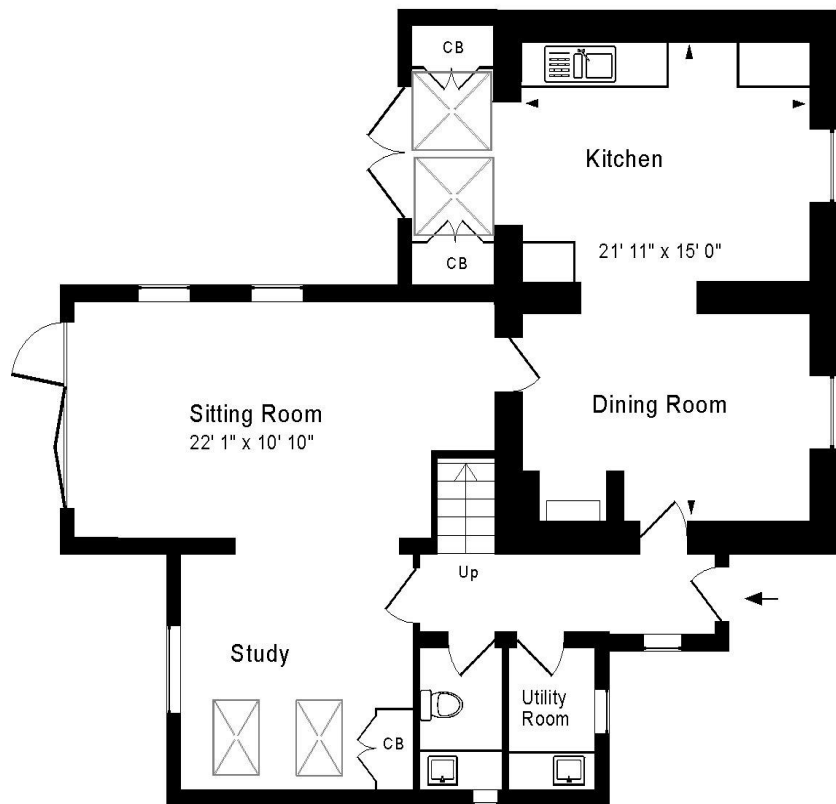
An attractively paved driveway to the side of the house allows off-street parking for one vehicle. Access to the rear garden is via an enclosed walkway, which opens to a patio, and this paved area continues around the rear of the cottage. The majority of the garden is laid to grass, with planted borders, mature trees and shrubs providing a wonderfully verdant outlook from the house. A further patio at the bottom of the garden, with a light, looks over the protected fields behind the property, and is a glorious spot from which to enjoy those summer evenings.

### LOCATION

Just 7 miles north of Bath, Doynton village offers the tranquility of a rural setting on the edge of an Area of Outstanding Natural Beauty whilst offering superb access to the city, as well as Junction 18 of the M4. The village has a wonderful community, centred around the village hall, superb Cross House pub and the Holy Trinity Church, whilst nearby Wick also offers a village shop, primary school, church, petrol station and public houses.



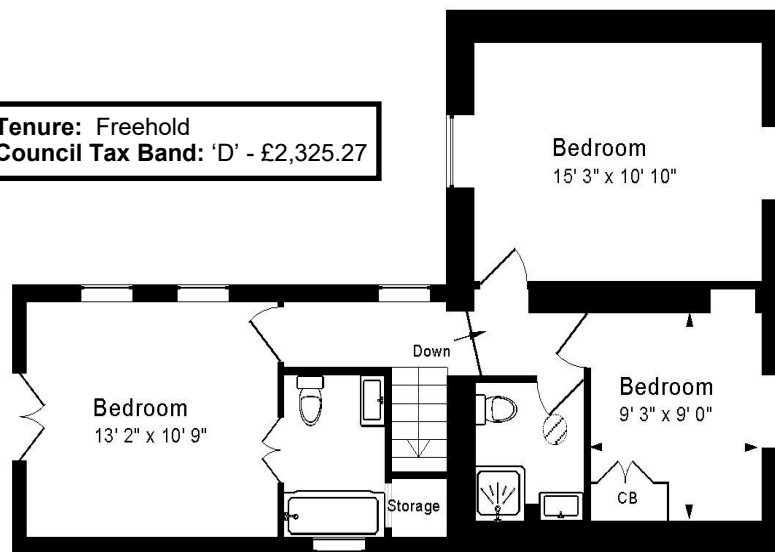




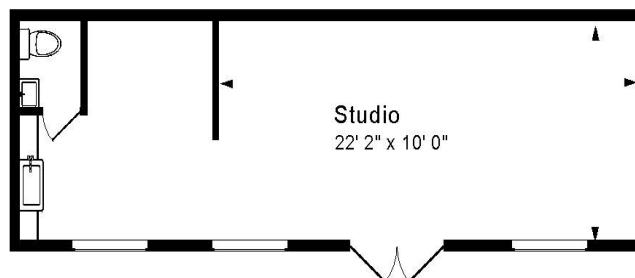
Ground Floor

Approx. Gross Internal Floor Area House 1,540 Sq. Ft. / 143 Sq. M  
Includes Conservatories. Excludes Garages, Porches etc. unless stated  
For identification purposes only. Not to scale. Copyright Jemesis Ltd 2026  
Drawing Number:172-0882  
Close Cottage, Church Road, Doynton, Bath, BS30 5SU.

Tenure: Freehold  
Council Tax Band: 'D' - £2,325.27



First Floor



Approx. Gross Internal Floor Area Studio 330 Sq. Ft. / 31 Sq. M

