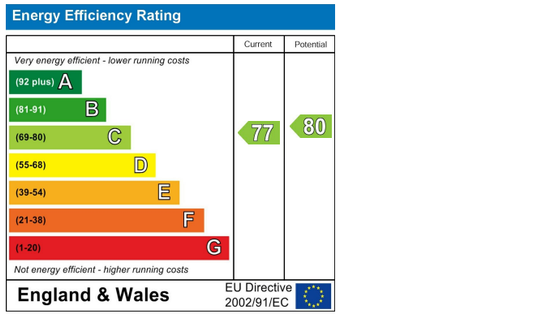
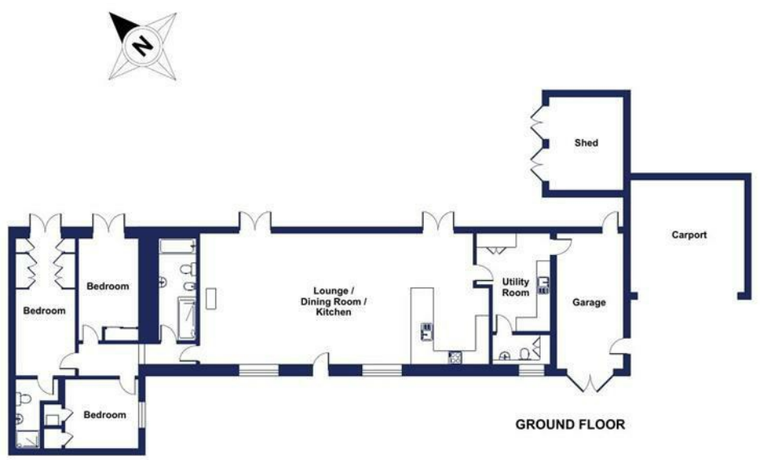


Wellsway, Keynsham, Bristol, BS31

Approximate Area = 1717 sq ft / 159.5 sq m (excludes carport)
Garage = 195 sq ft / 18.1 sq m
Shed = 150 sq ft / 13.9 sq m
Total = 2062 sq ft / 191.5 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: 1526077

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4 Uplands Farm Barns Wellsway, Keynsham, Bristol, BS31 2SZ



£950,000

An exquisite three bedroom barn conversion located on the edge of Keynsham that's offered to the market with no onward sales chain.

▪ Barn conversion ▪ Gated complex ▪ Breathtaking lounge/dining room/kitchen ▪ Utility room and WC ▪ Three bedrooms ▪ En suite to principal bedroom ▪ Family Bathroom ▪ Garage and car port ▪ Garden ▪ No onward sales chain

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RICS

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4 Uplands Farm Barns Wellsway, Keynsham, Bristol, BS31 2SZ

Set within Uplands Farm Barn, a prestigious gated development on the southern edge of Keynsham, this exceptional barn conversion combines the character of its agricultural past with a beautifully finished contemporary interior. Exposed stonework, original ceiling tiles and substantial timber beams sit alongside marble work surfaces, integrated Neff appliances, Villeroy & Boch bathrooms and underfloor heating throughout.

Electric gates open onto landscaped communal grounds and a stone-chipped approach leading to the property's block-paved driveway. Inside, the centrepiece is a spectacular open-plan living, kitchen and dining room measuring approximately 13m x 5.9m (42'7" x 19'4"). With ceilings rising to 5.4m (17'8"), a wood-burning stove and two sets of French doors opening onto the garden, it is a striking space for both everyday living and entertaining. A well-appointed utility room leads to a separate WC and provides internal access to the generous garage.

A separate hallway leads to the bedroom wing, where three well proportioned bedrooms each enjoy high ceilings and direct access to the outside. The principal bedroom has an elegant en-suite shower room, while a contemporary five-piece bathroom serves the remaining bedrooms.

The private rear garden opens directly onto views of adjoining farmland. Predominantly laid to level lawn, it also offers a generous patio and a separate stone chipped seating area, with established shrubs and fenced boundaries providing a peaceful setting for outdoor dining.

This semi-rural position offers countryside on the doorstep while remaining within easy reach of Keynsham's High Street, Waitrose supermarket, several well-regarded schools and Keynsham mainline railway station with connections towards Bath, Bristol and London Paddington.

Enjoying a semi rural position on the edge of Keynsham this unique home neatly blends countryside living including Waitrose supermarket, high street retailers, a selection of well regarded Primary Schools and good transport links to the Cities of Bath, Bristol and London Paddington via Keynsham's main line railway station as well as Bristol Airport which is found within close proximity.

INTERIOR

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN 13m x 6m (42'7" x 19'8")
Breathtaking open plan room with ceiling heights in places reaching 5.4m ('17.8'). Dual double glazed windows to front aspect, dual double glazed French doors to rear aspect overlooking and providing access to rear garden, exposed ceiling timbers, feature woodburning stove with stone surround, underfloor heating, power points,. High quality kitchen comprising range of soft close wall and base units with marble work surfaces, inset Belfast sink with mixer tap and hot tap over, range of integrated appliances including double Neff slide and glide oven with warming drawer under, six ring gas hob with oversized extractor fan over, dishwasher and space and power supply for American style fridge/freezer. Power points, inset breakfast bar, marble splashbacks to all wet areas, door leading to utility room, door leading to hallway.

UTILITY ROOM 4.4m x 3.3m (14'5" x 10'9")
Range of soft close wall and base units with marble work surfaces, inset sink with mixer tap over, space and plumbing for washing machine and tumble dryer, power points. Marble splashbacks to all wet areas, built in storage cupboard housing consumer unit, underfloor heating, door leading to garage, door leading to WC.

WC 2.7m x 1.4m (8'10" x 4'7")
Double glazed window to front aspect, bespoke high quality Villeroy & Boch two piece suite comprising hidden cistern WC and wash hand basin with mixer tap over. Built in storage cupboard, heated towel rail, underfloor heating.

HALLWAY 5.4m x 1.5m (17'8" x 4'11")
Power points, underfloor heating, doors leading to rooms.

BEDROOM ONE 6.2m x 2.7m (20'4" x 8'10")
Double glazed French doors to rear aspect overlooking and providing access to rear garden, ceiling heights in places rising to 5.3m ('17 4'), range of built in wardrobes and storage cupboards, exposed ceiling timbers, underfloor heating, power points, door leading to en suite shower room.

EN SUITE SHOWER ROOM 3.1m x 1.9m narrowing to 1.2m (10'2" x 6'2" narrowing to 3'11")
Luxurious three piece Villeroy and Boch suite comprising oversized wash hand basin with mixer tap over, hidden cistern WC and oversized walk in shower cubicle with dual head shower off mains supply over. Heated towel rail, extractor fan, underfloor heating, tiled splashbacks to all wet areas.

BEDROOM TWO 4.6m x 2.7m (15'1" x 8'10")
Double glazed French doors to rear aspect overlooking and providing access to rear garden, ceiling heights in places reaching 5.3m ('17.4'), built in double wardrobe, underfloor heating, power points.

BEDROOM THREE 3.4m x 3.1m (11'1" x 10'2")
Double glazed door to side aspect leading to front of property, ceiling heights in places reaching 5.3m ('17.4'), exposed ceiling timbers, two built in storage cupboards (one housing gas combination boiler, other housing hot water cylinder), power points, underfloor heating.

BATHROOM 4.6m x 1.7m (15'1" x 5'6")
Luxurious high quality Villeroy & Boch five piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, bidet, tiled bath with inset lighting with mixer tap and shower attachment over and oversized walk in shower cubicle with dual head shower off mains supply over. Heated towel rail, underfloor heating, splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY
Approached by remote control electric gate that leads into Uplands Farm Barns complex, stone chipping driveway leading to private blocked paved driveway, blocked paved path leading to front door.

REAR GARDEN
Low maintenance rear garden that directly backs onto adjoining farmland. Mainly laid to lawn with shrub and fenced boundaries, spacious patio ideal for entertaining, separate stone chipping seating area, timber shed measuring 4.4m x 3.3m (14'5 x 10'9) that benefits from power and lighting.

GARAGE 6.2m x 3.2m (20'4" x 10'5")
Accessed via double doors from driveway. Pedestrian door to side aspect, pedestrian door to rear aspect leading to rear garden and integral door leading to utility room. Benefitting from power and lighting.

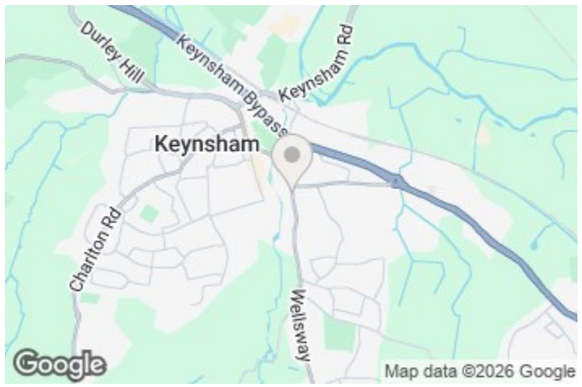
CAR PORT
Adjoining the garage, a stone built car port for two vehicles benefitting from lighting and two EV charging points.

TENURE
This property is freehold. This property has an equal responsibility with all homes in Uplands Farm Barns to maintain the shared driveway and electric gates.

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band E according to www.gov.uk website. 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
Some of the images used in marketing were taken in 2020.

Local authority: Bath and North East somerset.
Services: All services connected.
Broadband speed: Superfast 46mbps (Source - Ofcom).
Mobile phone signal: outside EE O2, Three, Vodafone - all likely available (Source - Ofcom)



















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