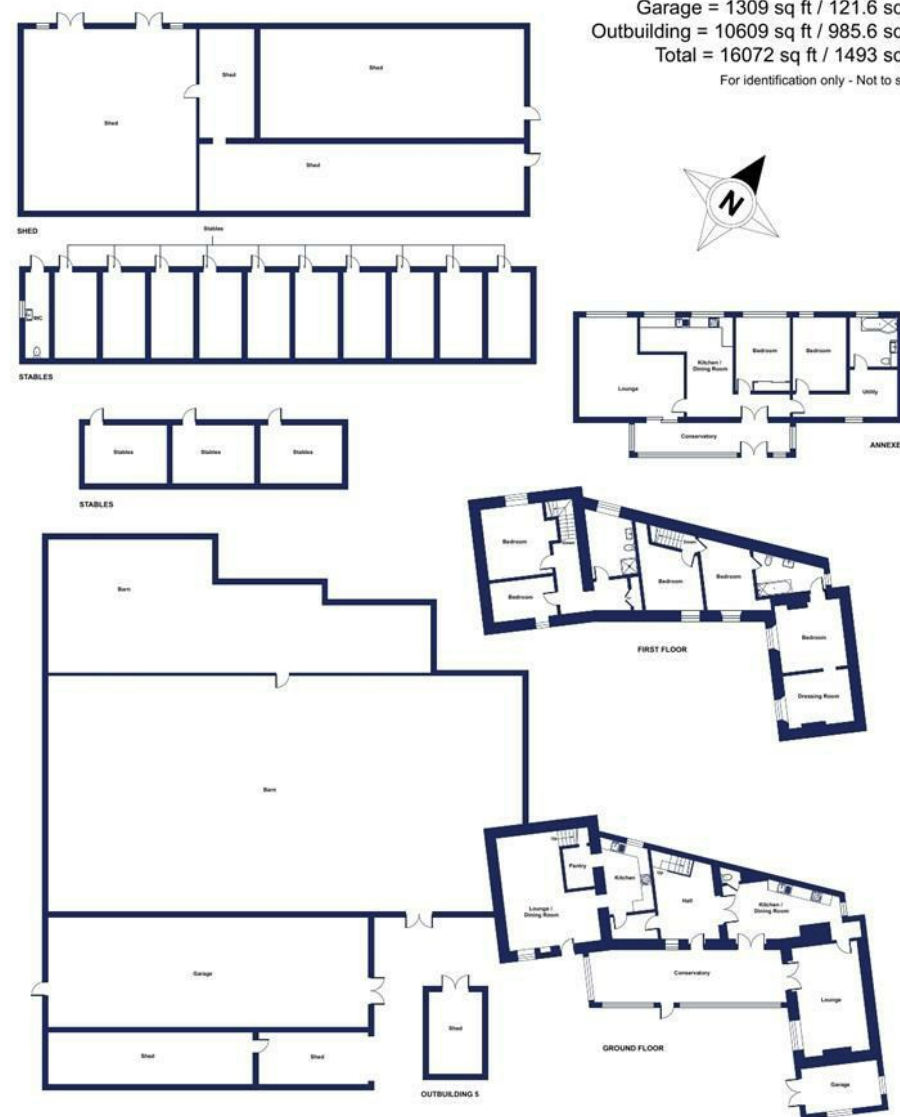


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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: 1470348



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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 / farm and land for sale in South Gloucestershire set between Bath and Bristol.

- 2890sqft farmhouse with scope for multi generational living or subletting (subject to consents) ▪ 1264 sqft bungalow ▪ Outbuildings extending to over 10,000 sqft ▪ Well located between Bath and Bristol with good access to amenities and riding routes ▪ Circa 10.5 acres of land ▪ Indoor and outdoor arenas ▪ Two stable blocks ▪ Garage and ample storage ▪ Farm and land for sale South Gloucestershire ▪ Development potential (subject to planning)



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

A rare opportunity to acquire an impressive farm and land for sale in South Gloucestershire / equestrian facility with other potential business opportunities set within approximately 10.5 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 with a former farmhouse and bungalow.

The equestrian facilities 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, with 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.

The farmhouse dates back to circa 1860 and is a versatile characterful home easily occupied as house and annex if required but currently used as one dwelling. It is 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. The first floor offers six well balanced bedrooms that are serviced by two bathrooms and with the master bedroom enjoying a dressing room.

Clack Mill is situated in the sought-after village of Willsbridge, on the eastern fringe of Bristol, enjoying an enviable semi-rural setting with excellent access to both Bristol and Bath but with rural surroundings with riding opportunities and convenient commuter links. The nearby Bristol and Bath Railway Path provides miles of scenic walking and cycling 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

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 4.1m x 3.6m (13'5" x 11'9")

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

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

OUTSIDE

OUTBUILDINGS

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

Steel corrugated iron benefitting 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 (49'2" x 19'8")

Adjoining the 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. Bungalow converted in 1990 and lived in since 1993. We are advised that no formal planning permission is in place. The property is accessed across a road that does not form part of the title but which has been used and maintained by the current owner for the last 55 years.

BUNGALOW

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 AND RATING ASSESSMENT

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. The Stables and premises have a commercial rating assessment of Rateable Value £8,100 (with effect from 1st April 2026)

ADDITIONAL INFORMATION

Local Authority. South Gloucestershire Council

Services. Mains water and electricity. No gas. Private drainage.

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

