



The Lodge

Almondsbury, BS32 4BS

Andrew Grant

The Lodge

1 Knole Park, Almondsbury, BS32 4BS

3 Bedrooms 2 Bathrooms 1 Reception Room

Beautifully renovated Grade II lodge offering vaulted living space, flexible bedroom accommodation, landscaped gardens and off street parking at the gateway to Knole Park.

- A thoughtfully renovated Grade II listed lodge providing versatile accommodation arranged over two floors, further benefiting from listed building consent for a single storey side extension to create a modern glass kitchen extension (**REF: PP/0715/HH**).
- Standout features include a vaulted dual aspect sitting room, exposed stonework, original timber detailing and a ground floor bedroom.
- Landscaped gardens extending to approximately 0.17 acres with lawned areas and seating terraces.
- Gravelled driveway providing off street parking for multiple vehicles, positioned discreetly to the side of the property.
- Sought after Almondsbury location with village amenities and excellent transport links.

A rare opportunity to acquire a beautifully renovated Grade II listed lodge set at the entrance to Knole Park. The property offers flexible living space including a striking vaulted sitting room, well arranged kitchen and three bedrooms across two floors. Set within a landscaped 0.17 acre plot, the gardens provide privacy, seating areas and space for family use, complemented by off street parking and a highly accessible village location. The property also benefits from listed building consent for a single storey side extension, designed as a modern glass kitchen addition. The approved scheme preserves the integrity of the Grade II listed building while introducing a contemporary glazed element to enhance the ground floor accommodation, granted under application reference **PP/0715/HH**.

1440 sq ft (133.8 sq m)





The living room

A striking vaulted living room forms the heart of the home. The space is defined by exposed stonework and revealed timber structure, creating a characterful setting that reflects the building's historic origins. Dual aspects provide outlooks across the gardens, while the open layout allows for a variety of seating arrangements without compromising flow. The scale and architectural detail combine to deliver a room of genuine presence and versatility.





The kitchen

The well planned kitchen is arranged to maximise practicality and day to day use. The layout provides ample preparation surfaces alongside a full range of storage, with space for freestanding appliances where required. A rear facing window offers an outlook across the garden, while direct access to the utility room enhances functionality and supports everyday living.



The ground floor shower room

A contemporary ground floor shower room providing well considered facilities to serve both the principal bedroom and main living areas. The space is arranged to accommodate a walk in shower, wash basin and WC within a compact and efficient layout. A window allows for natural ventilation, while durable finishes support practical day to day use.



The primary bedroom

A substantial ground floor bedroom offering generous proportions and a distinctive sense of character. Exposed stonework and original timber beams define the space, reflecting the historic fabric of the building while allowing for a flexible arrangement. A freestanding bath is positioned within the room, creating a practical and self contained suite supported by the nearby shower room.





The second bedroom

A generous first floor bedroom defined by its pitched ceiling and exposed timber framework, creating a distinctive and character rich space. Stonework walls and original structural details reflect the heritage of the building while allowing for a comfortable bedroom arrangement. The room's proportions support additional storage or occasional seating, with a layout that remains practical beneath the sloping rooflines.





The third bedroom

A comfortable first floor bedroom offering a practical and adaptable layout. The room provides ample space for a double bed along with additional storage, making it well suited to guests, a nursery or home working. Windows overlook the surrounding grounds, while the room's proportions allow it to function easily as a full time bedroom without compromise.



The bathroom

A well appointed first floor bathroom providing a comprehensive range of facilities arranged within a generous footprint. The room incorporates a freestanding bath alongside a separate walk in shower, supported by twin wash basins and a WC to accommodate everyday use with ease.



The garden

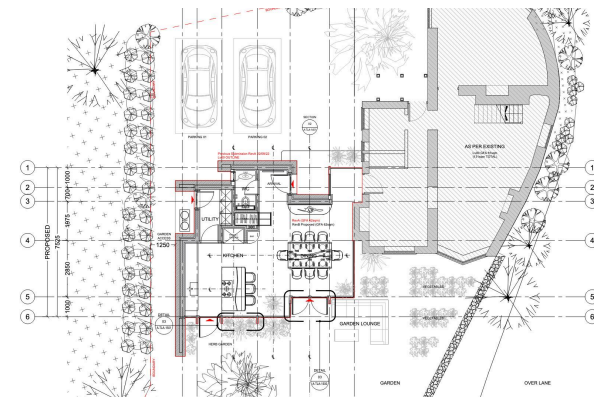
The property sits within an established and thoughtfully landscaped plot extending to approximately 0.17 acres, arranged to offer a balance of lawned areas, planting and defined seating spaces. Stone boundaries and mature trees provide a strong sense of privacy, while a paved terrace creates a natural setting for outdoor dining and entertaining. The garden also incorporates a dedicated children's play area, making it well suited to family life.





Planning application

The property further benefits from listed building consent for a single storey side extension, approved under application reference **PP/0715/HH**. The consented scheme proposes a contemporary glazed kitchen addition positioned to the side of the lodge, creating a larger kitchen and dining space with a strong connection to the garden. The design has been carefully considered to complement the historic fabric of the Grade II listed building while introducing a modern architectural element.



Location

Set at the entrance to the private enclave of Knole Park, the property occupies a prominent and characterful position within the sought after village of Almondsbury. The village offers a strong sense of community alongside everyday amenities including a village shop, public houses, church and medical facilities.

A wider range of shopping, dining and leisure options can be found at Cribbs Causeway, while Aztec West provides nearby employment opportunities.

The location is particularly well placed for commuting, with straightforward access to the M4 and M5 motorway networks and onward routes into Bristol, South Gloucestershire and beyond. A selection of well regarded schools are available in the surrounding area, making the setting appealing for both families and professionals.

Services

The property benefits from underfloor heating throughout the ground floor with radiators serving the first floor, all supplied via an air source heat pump providing space heating and domestic hot water. Mains electricity, water and drainage are connected, and broadband availability supports everyday connectivity.

Council Tax

The Council Tax for this property is Band F





The Lodge, 1 Knole Park, Almondsbury, BS32

Approx. Total Area = 133.8 sq m / 1440 sq ft

Not to scale, for identification only



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 C |
| 55-68 | D | | |
| 39-54 | E | 49 E | |
| 21-38 | F | | |
| 1-20 | G | | |

GROUND FLOOR

FIRST FLOOR



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