Eveleighs

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Lakeview Gibbet Lane, Bristol, BS14 0BX

£1,650,000

Enjoying a wonderful balance of rural tranquillity and excellent connectivity, this substantial detached residence on Gibbet Lane, on the southern outskirts of Bristol, offers an exciting opportunity to create an exceptional family home. Set within approximately 4 acres of level, tree-lined grounds, the property enjoys beautiful countryside views, abundant wildlife and a wonderful sense of privacy, whilst remaining conveniently positioned for Bristol, Bath and rail connections to London.

The generous accommodation includes four double bedrooms and versatile living space. The ground floor features a welcoming, dual-aspect sitting room overlooking the surrounding grounds, alongside a kitchen/breakfast room which opens into the dining room, creating a sociable layout ideal for family life and entertaining. A separate office, or third reception room, provides flexibility for home working or additional living space, complemented by a utility room and ground floor cloakroom.

Upstairs, the master bedroom suite is accompanied by three further double bedrooms. The Jack and Jill bathroom connects the with the second bedroom and requires refurbishment, offering scope to modernise

45 Courtenay Road, Keynsham, Bristol, BS31 1JU

01275 409088

Entrance Gates



Main House





Entrance Hall



Sitting Room

19'11" x 16'3" (6.08 x 4.97)







Kitchen / Breakfast

15'11" x 12'4" (4.87 x 3.78)





Dining Room

20'0" x 10'10" (6.10 x 3.31)





Office / Reception Three

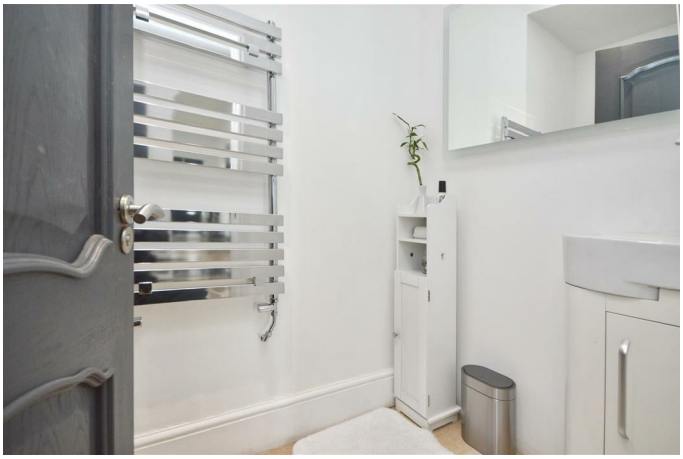
12'11" x 11'10" (3.96 x 3.61)



Utility
10'9" x 7'2" (3.29 x 2.19)



Ground Floor WC



First Floor Landing





Master Bedroom
17'10" x 16'4" (5.44 x 5.00)





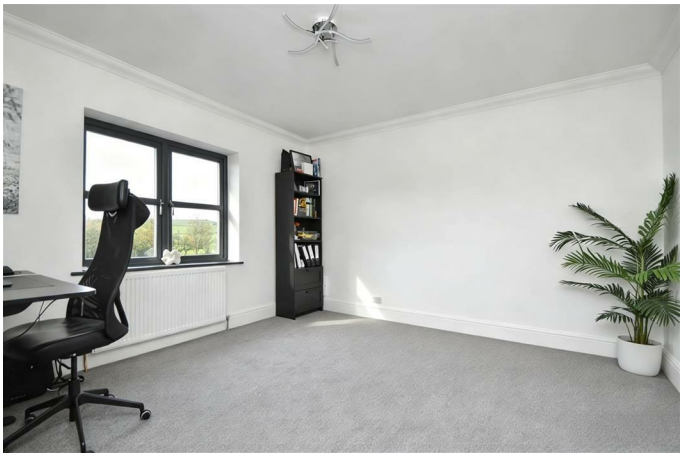
En-Suite
9'5" x 7'11" (2.88 x 2.42)



Bedroom Two
16'2" x 10'7" (4.93 x 3.25)



Bedroom Three
12'11" x 12'8" (3.95 x 3.87)



Bedroom Four
13'0" x 9'7" (3.97 x 2.94)



Family Bathroom / Jack & Jill
10'10" x 7'7" (3.31 x 2.33)

Grounds







Detached Double Garage
24'3" x 19'9" (7.41 x 6.03)

Pool House / Potential Annex (STPP)




Drone Images

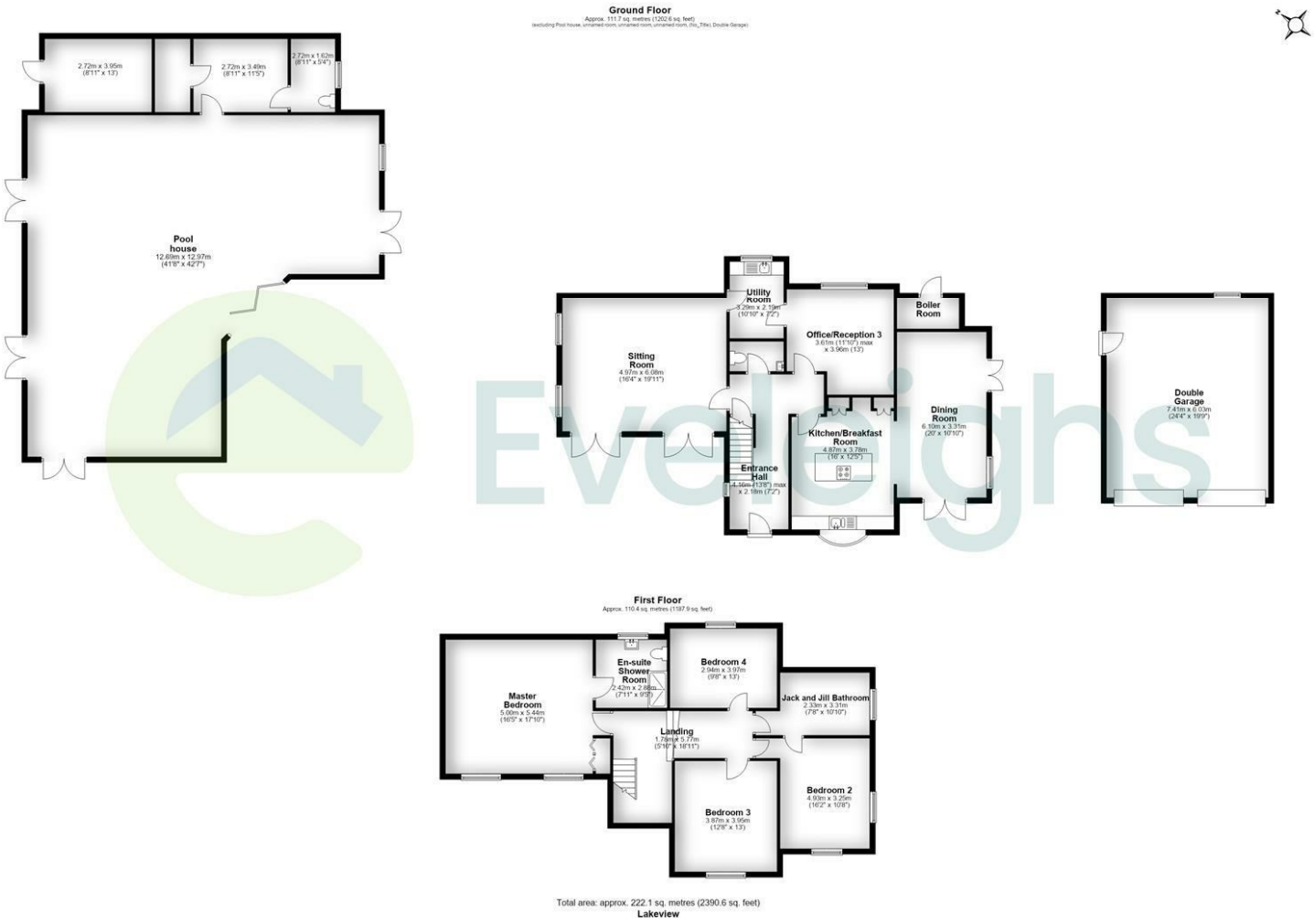




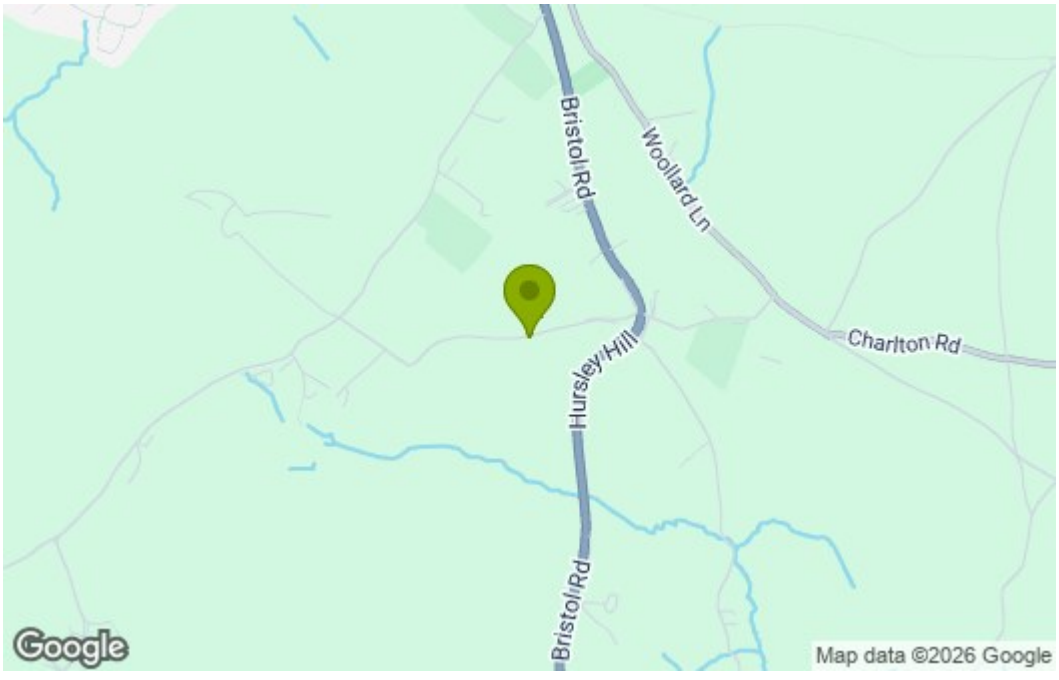




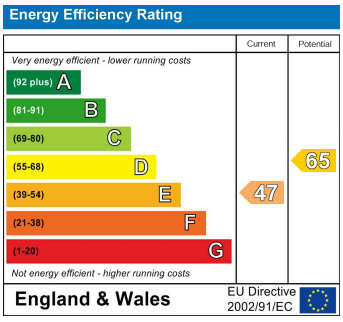
Floor Plan



Area Map



Energy Efficiency Graph



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