



**GROVE BANK**

**FRENCHAY, BRISTOL, BS16 1NY**

**ASKING PRICE £850,000**



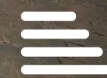
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**Ground Floor**

**Porch**

**Hallway**

**Sitting Room**

14'0 x 13'8

**Dining Room**

25'9" max x 13'11" max

**Kitchen**

10'0" x 9'10"

**Breakfast Area**

9'11 x 7'10

**Cloakroom**

4'7 x 3'1

**Conservatory**

34'5" max x 14'6" max

**Utility Room**

10'0" x 7'4"

**Bedroom One**

11'8" x 11'5"

**Ensuite Shower Room**

6'5" x 4'9"

**Bedroom Two**

11'5" x 10'0



**First Floor**

**Bedroom Three**

19'6" max x 10'0"

**Ensuite Shower Room**

8'3" max x 7'9"

**Bedroom Four**

19'6" max x 11'5"

**Bathroom**

10'8 x 9'11"

**Loft Room**

18'1" x 15'11"

**Outside**

**Front Garden**

**Double Garage**

**Rear Garden**

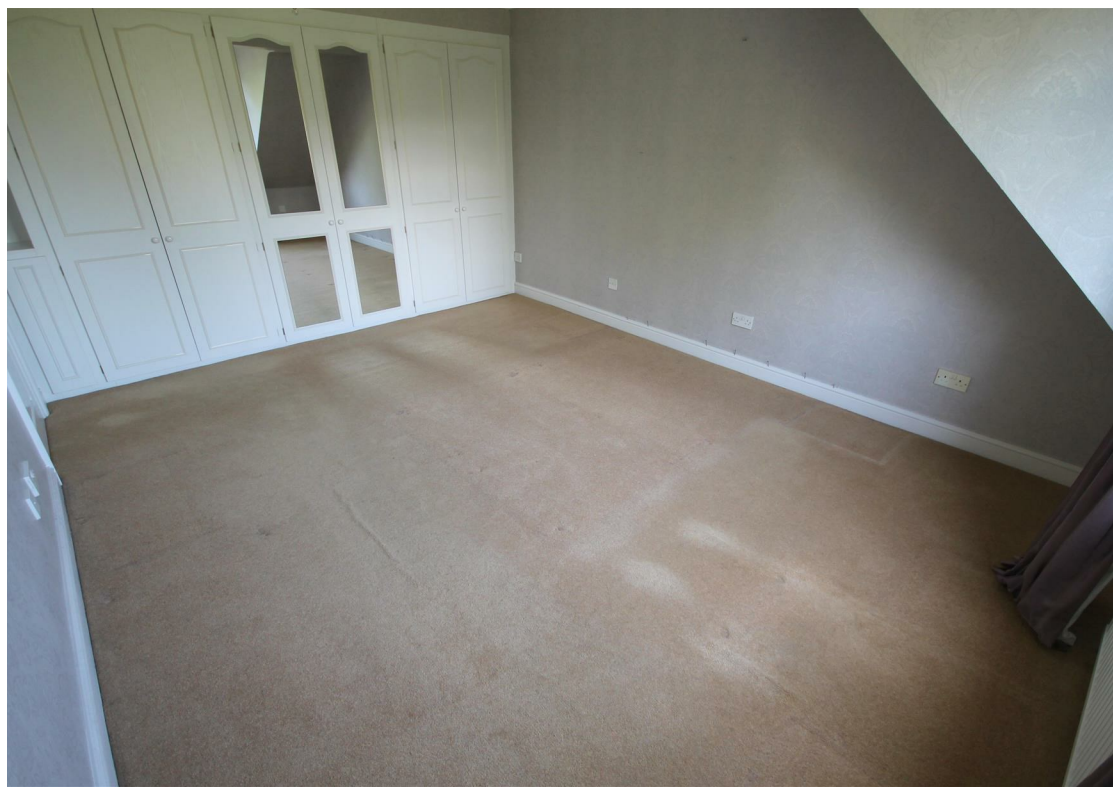




M Coleman Estate Agents are delighted to bring to the market this truly unique detached residence. Rarely do properties of such character and setting become available, boasting not only spacious and versatile accommodation extending to approximately 253 sqm, but also the extraordinary benefit of its own private woodland with direct access to the River Frome. Together, these features create a tranquil retreat with leafy views and exciting opportunities for family living, entertaining, or adaptable use of space. The property is beautifully presented and thoughtfully designed to suit a wide variety of lifestyles. The welcoming entrance hall gives access to a cloakroom, a generous lounge with feature fireplace, and a bright kitchen/diner fitted with an extensive range of units and quality integrated appliances. French doors lead into a conservatory, perfectly placed to enjoy the garden throughout the seasons, while a useful utility room provides access to the garage and rear garden.

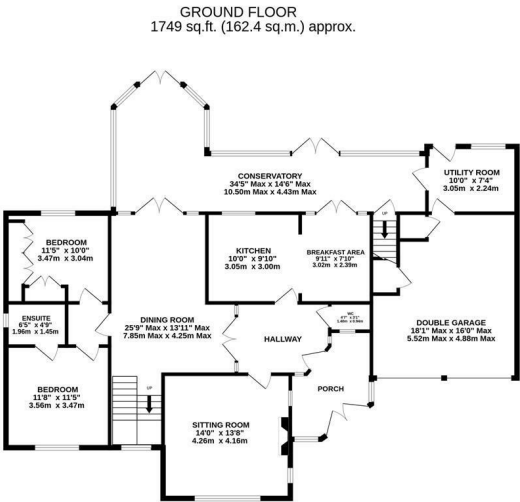
The dining room lies at the heart of the home, linking to two ground floor bedrooms, including a master with en suite shower room, as well as the conservatory. Upstairs, two further double bedrooms benefit from built-in wardrobes; bedroom two also boasts an en suite. A well-appointed family bathroom completes the accommodation. In addition, a charming loft-style room accessed via the conservatory provides excellent flexibility — ideal as a home office, studio, playroom, or even a personal gym.

Externally, the front offers ample off-street parking leading to the double garage, while the rear garden is an idyllic haven with lawns, mature shrubs, an elevated boardwalk-style terrace, and a feature pond. Beyond lies the property's most remarkable feature: a private wooded area with winding paths and steps descending towards the River Frome – a magical space for nature lovers, children, or simply those seeking privacy and seclusion.





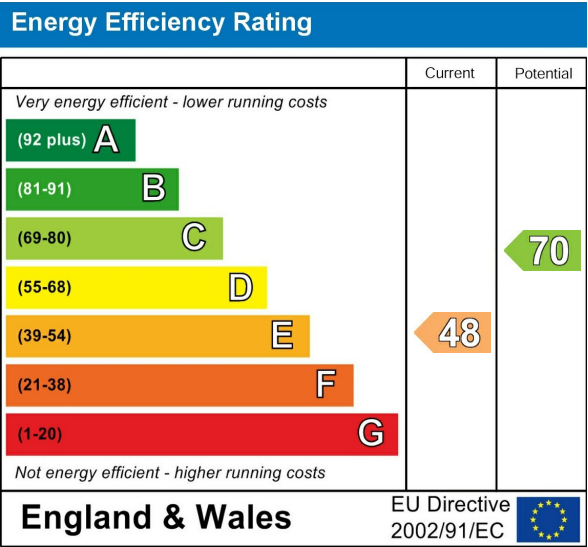
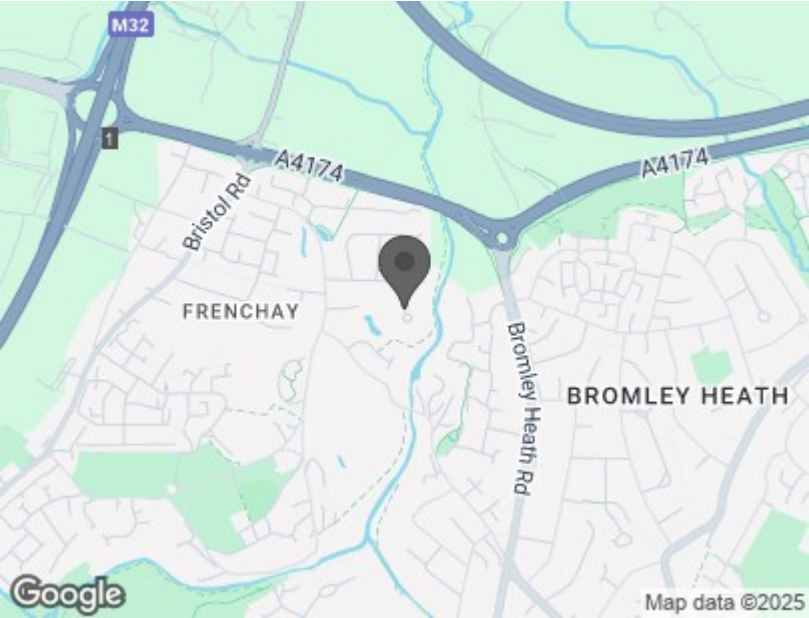
FLOOR PLAN



TOTAL FLOOR AREA : 2725 sq.ft. (253.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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AREA MAP



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