



The Lodge, 1 Knole Park, Almondsbury, Bristol, BS32 4BS

GUIDE PRICE £775,000

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PROPERTY OVERVIEW

A rare opportunity to acquire a beautifully renovated Grade II Listed cottage offering approx. 1,440 sq. ft (133.8 sq. m) of flexible living space. Positioned at the entrance to the private enclave of Knole Park, formerly part of a grand country estate overlooking the Severn Estuary, this unique home blends original 18th, 19th, 20th and now 21st century features into what the current owners affectionately describe as a "Neo-Flintstone" style. This property currently has planning permission and listed approval for a single storey ground floor extension which is due to expire in January 2026. (Planning Application No. P22/01716/LB).

Set within a generous 0.17 acre plot, the property benefits from off-street parking and a thoughtfully landscaped garden, complete with secluded BBQ and children's play areas. Lovingly restored and significantly upgraded by the current owners, the property now includes:

- Re-roofed with double insulation
- Air Source Heat Pump (ASHP) providing underfloor heating, hot water, and radiator heat
- Secondary glazing to enhance thermal comfort
- Striking new bespoke staircase
- Original elm timberwork revealed and sandblasted
- Two new stylish bathrooms (replacing former external WC)
- Full electrical rewire
- Contemporary new kitchen
- Landscaped garden with entertaining and play areas

The thoughtfully arranged interior combines generously proportioned rooms with a flexible layout over two floors.

Ground Floor:

- Spacious dual-aspect vaulted sitting room (27'4" x 18'4") with feature window bay
- Large principal bedroom (18'4" x 15'4") with freestanding bath for boutique-style comfort
- Modern shower room
- Well-fitted kitchen (11'4" x 9'9")
- Practical utility room (11'10" x 6'1") with access to the garden
- Insulated and floored loft space

First Floor:

- Substantial bedroom two (17'8" x 15'8") with curved wall and unique architectural style
- Bedroom three (12'8" x 10'10"), ideal for guests, a nursery, or home office
- Stylish and well-appointed family bathroom

Accommodation & Services:

Beautifully Renovated Grade II Listed Lodge House – Approx. 1440 sq.ft – Blend of 18th, 19th, 20th & 21st Century Features – Re-Roofed With Double Insulation – ASHP Heating System – Full Rewire – Two Modern Bathrooms – Bespoke Kitchen – Landscaped 0.17 Acre Plot – Off-Street Parking – Secondary Glazing – Revealed Elm Beams – Insulated Loft – Flexible 2/3 Bedrooms (Incl. Ground Floor Option) – 1/2 Receptions – Vaulted Sitting Room – Mains Gas – Mains Drainage

Location:

Almondsbury is a well-connected and sought-after village in South Gloucestershire, located approximately 7 miles north of Bristol city centre. The village enjoys a scenic elevated setting with far-reaching views across the Severn Vale and towards the Severn Bridges.

Almondsbury offers a strong sense of community along with a range of amenities, including a popular community-run shop, two historic pubs (The Bowl Inn and The Swan), a parish church, a doctor's surgery and dental practice. The nearby Aztec West Business Park provides local employment opportunities, and The Mall at Cribbs Causeway is just a short drive away for a wider selection of shops, restaurants and leisure facilities.



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KEY DETAILS

- A Beautifully Renovated & Spacious Grade II Lodge House (approx. 1,440 sq. ft.)
- 3 Bedrooms
- Spacious Dual Aspect Living Room
- ASHP Heating System
- Landscaped 0.17 Acre Plot With Children's Play Area
- Off-Street Parking
- Utility Room

Guide Price: £775,000

Tenure: Freehold

Council Tax Band: F

Local Authority: South Gloucestershire

Vendors Onward Position:

Onward Purchase

EPC: E

Viewing: By appointment only



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Approx. Area 1440.4 Sq.Ft - 133.8 Sq.M



Ground Floor

First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Energy Plus.



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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