



St. Ives Farm,

Watery Lane, Doynton, Bristol, South Gloucestershire, BS30 5TA



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A spacious four-bedroom detached home, set within approx. 0.48 acres of beautifully established gardens, it enjoys a private village setting with driveway parking and gated access.

- Spacious four-bedroom detached home
- Highly versatile accommodation with excellent scope for modernisation
- Naturally light-filled interior
- Sitting room with stone fireplace and garden aspects
- Separate dining room overlooking the rear garden
- Well-proportioned kitchen with scope to reconfigure
- Generous utility room with side access (ideal as boot room)
- Principal bedroom with dual aspect, balcony access, and countryside views
- Three further double bedrooms, two with built-in wardrobes
- Set within approx. 0.48 acres of mature, beautifully established gardens with driveway parking and gated access

Guide Price
£850,000

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Description

Architecturally designed and constructed in the late 1960s, this distinctive home represented the very forefront of contemporary residential design for its era. The property retains much of its original character while offering an exceptional opportunity to modernise and further enhance an exceptional property.

Set within beautifully stocked and mature gardens extending to just under half an acre, the grounds provide a wonderful backdrop to the property, with an abundance of established planting, seasonal colour, and privacy.

Situation

Nestled amidst the rolling South Gloucestershire countryside, the highly regarded village of Doynton offers an exceptional setting, combining timeless rural charm with excellent accessibility to both Bristol and Bath. Renowned for its attractive period homes, unspoilt surroundings, and sense of community, the village enjoys a peaceful atmosphere while remaining conveniently connected.

Doynton offers a number of everyday amenities including the well-regarded Cross House Inn, Holy Trinity Church, a village hall, recreation ground and playing field. The surrounding landscape provides an abundance of scenic walks, bridleways, and open countryside, making it an ideal location for those seeking an enviable country lifestyle without compromising on convenience.

Accommodation Ground Floor

An entrance porch opens into a welcoming reception hall, providing access to all of the principal ground floor accommodation. A defining feature of the property's design is the abundance of natural light, with many windows creating bright, airy interiors throughout.

The elegant sitting room is centred around an attractive stone fireplace and enjoys a dual aspect with delightful views across the beautifully maintained front and side gardens. The formal dining room overlooks the rear garden and benefits from a serving hatch connecting to the kitchen.

Also enjoying views over the rear garden, the well-proportioned kitchen offers excellent scope for modernisation and reconfiguration. Together, the kitchen and dining room present an exciting opportunity to create a bespoke open-plan living space, perfectly suited to contemporary lifestyles. A generous utility room, accessed directly from the side of the property, provides excellent practical space and could equally serve as a boot room. A wet room completes the ground floor accommodation.

Accommodation First Floor

To the first floor are four well-proportioned double bedrooms, all enjoying an abundance of natural light. The principal bedroom is particularly impressive in size, benefiting from a dual aspect and direct access to a balcony, which also accessed from the landing and provides delightful views across the open countryside to the front of the property.

Three of the four bedrooms, including the principal suite, are fitted with built-in wardrobes. The first floor is served by a shower room and a separate WC, presenting further scope for modernisation and potential reconfiguration to suit modern family living.

Outside

The beautifully established gardens are, without doubt, the jewel in the crown of the property. Extending to approximately 0.48 acres, they have been lovingly designed and nurtured over many decades, creating an exceptional outdoor setting. A variety of mature trees, ornamental shrubs, and carefully curated planting provides year-round colour, structure, and seasonal interest, resulting in a landscape of remarkable beauty.

Set within these grounds, the house enjoys an enviable relationship with the gardens, with every principal room benefitting from a picturesque outlook. Gated access opens onto a gravel driveway, providing generous parking and a fitting approach to this distinguished village home.

Tenure

Freehold.

Services

Oil fired central heating, solar panels, mains electricity, water and drainage.

Local Authority

South Gloucestershire Council. Council Tax Band F. EPC rating D.

Ref: WER260087

Date: 2nd July 2026

PLANS AND PARTICULARS

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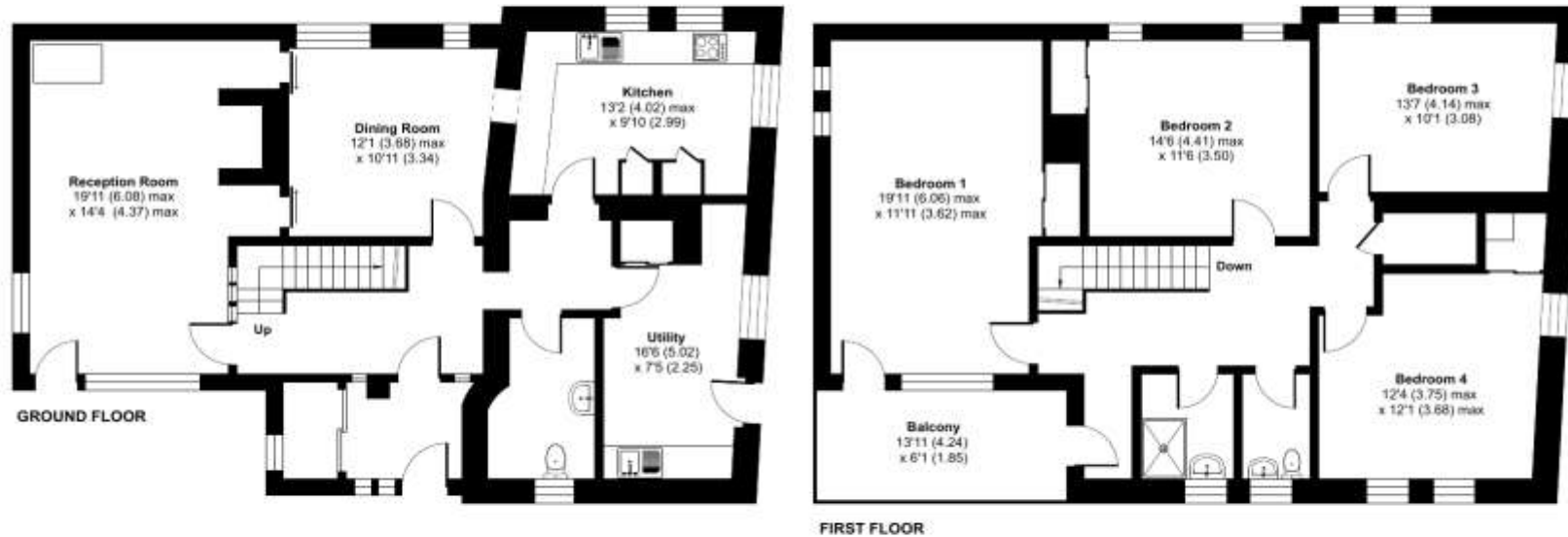
WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

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Approximate Area = 1982 sq ft / 184.1 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). © nctechcom 2026. Produced for DJ&P Limited. REF: 1481423