



## THE MALT HOUSE

Beach Lane, Beach, Bristol, BS30 6NP



## AN ELEGANT GRADE II LISTED GEORGIAN FAMILY HOME WITH FORMAL GARDENS AND ANNEXE.

A distinguished family home blending heritage and contemporary charm.

			EPC
6	5	5	F

Land Area: 1.73 acres

Services: We are advised that the property is connected to mains electricity, water, drainage.

Local Authority: South Gloucestershire Council

Council Tax: G

what3words: ///tests.keys.clap

Method of Sale: We are advised that the property is Freehold.

Viewings: Strictly by prior appointment with the agent Knight Frank LLP.



## SITUATION

Set in the picturesque hamlet of Beach, between Bath (5.5 miles), Bristol (8 miles), and the M4 (6.5 miles), with nearby villages in the Area of Outstanding Natural Beauty known as the Golden Valley. Bath Spa station provides easy rail access to London and Bristol. Local amenities include village shops, pubs, independent schools, universities, and sports facilities like rugby, horse racing and golf.



# THE HOUSE

A stunning Grade II Listed Georgian family home dating from 1783, offering over 6,000 sq ft of beautifully presented, spacious accommodation across three floors. The classic stone façade features large sash windows, a dressed stone parapet, and elegant architectural details.

Meticulously renovated since 2000, the house blends original features—such as flagstone floors, beamed ceilings, and open fireplaces—with modern upgrades.

The large central hall leads to formal reception rooms including a drawing room and vaulted dining room, both with working fireplaces. The kitchen is the heart of the home, equipped with hand-built cabinets, a central island, granite and hardwood worktops, integrated appliances, and an oil-fired Aga. It flows seamlessly into a bright breakfast/garden room with lantern roof and French doors opening to a terrace. Adjacent is a cosy sitting room/snug and a utility/boot room with ample storage.

Upstairs, the luxurious master suite enjoys dual aspects, a dressing room with walk-in wardrobe, and an ensuite bathroom with a roll-top bath. Additional bedrooms include a guest suite with ensuite, family bedrooms, and bathrooms. A self-contained annexe offers flexible accommodation with its own entrance, kitchen, sitting room with panoramic views, bedroom, and bathroom.





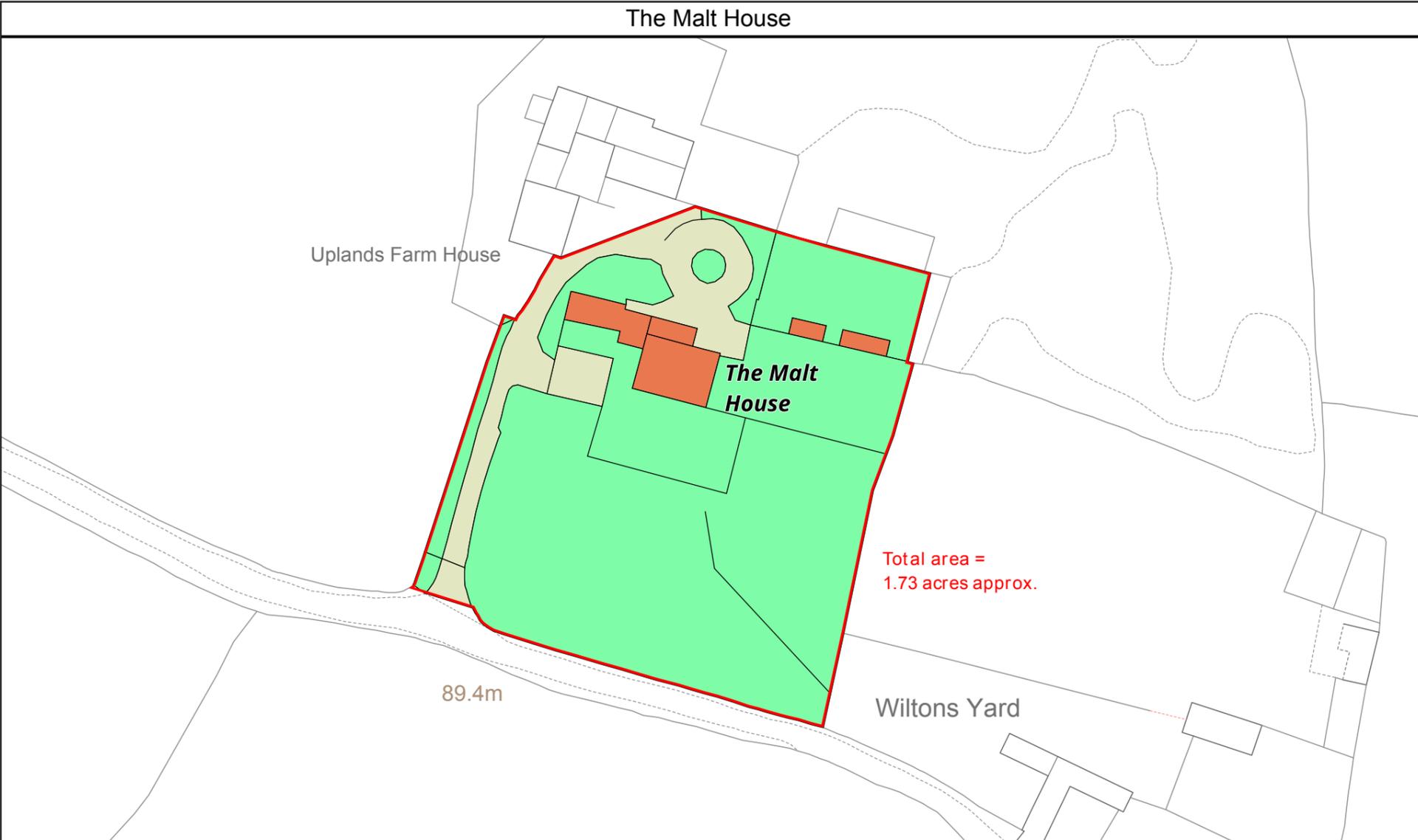
## OUTSIDE

The house is surrounded on three sides by mature gardens and grounds featuring lawns, deep flower borders, clipped box parterres, and flagstone terraces. The kitchen garden includes fruit trees, raised beds, a soft fruit cage, and a traditional greenhouse with outbuildings. An irrigation system supports the gardens.

A gravel driveway with electric gates leads to a turning circle by a large fountain, underground garage, and parking. The paddock offers a peaceful hay meadow with mature trees and gated access.







Land Development Services Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL (e) planprep@lds-survey.co.uk			Date: 18.08.25 Drawn By: CW Scale: 1:1000 @ A4 Plan Ref: 20525
			Title: <b>The Malt House</b>
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Gross Internal Area (Approx.)  
 Total Area = 576 sq m / 6,208 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted  
to tell you more.

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