

TROSSACHS
Corston

Carter Jonas

TROSSACHS, CORSTON, BATH, SOMERSET, BA2 9AN

A BEAUTIFULLY PRESENTED ARCHITECTURALLY ENHANCED SINGLE-STOREY RESIDENCE SET IN APPROXIMATELY ONE ACRE OF MATURE GARDENS, ENJOYING OUTSTANDING VIEWS ACROSS THE AVON VALLEY IN THIS SOUGHT-AFTER VILLAGE SETTING.

Entrance hall • Kitchen/Dining room • Living room • Conservatory • Four bedrooms • Studio/Office • Family bathroom • En suite shower room to principal bedroom • Hall • Utility room • Shower room

Garage • Car port • EV charging point • Approximately 1 acre of gardens

DESCRIPTION

Trossachs is a striking and individual detached residence, positioned towards the end of The Barton, a peaceful lane in the heart of Corston village. The property has been beautifully curated and extended to create a superb modern home, combining stylish open-plan living with well-balanced bedroom accommodation.

One of the defining features of the property is its orientation, carefully designed to make the most of the far-reaching views across the Avon Valley towards Kelston Round Hill. Large windows and glazed doors allow natural light to flood the interior while maintaining a strong connection with the surrounding landscape.

The impressive kitchen/dining room forms the heart of the home, featuring vaulted ceilings with exposed timber trusses, contemporary finishes and a mix of natural materials, ideal for both day-to-day living and entertaining. The bespoke kitchen is beautifully crafted, combining sleek dark cabinetry with finely detailed timber joinery and elegant work surfaces. A substantial central island, complete with breakfast bar seating, forms a natural social space, while integrated appliances and carefully considered storage provide practicality. Beyond the entrance hall is a boot-room style foyer, utility room and shower room, perfect for rinsing off muddy boots/dog/children! The property has underfloor heating throughout the main living areas and principal bedroom.




NIGHTCLUBBING

The sitting room provides a more formal reception space, while a conservatory and a separate studio/office/craft-room offer excellent versatility, particularly for those requiring a dedicated workspace.

The bedroom accommodation is equally well-balanced, comprising four generous rooms. All accessed off a large atrium room with its own access to the sun terrace. The principal suite is particularly well-appointed, enjoying its own en suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

The setting of Trossachs is spectacular, with beautifully maintained grounds that create a sense of privacy, space and seclusion. The gardens are predominantly laid to lawn and gently extend away from the house, framed by an established mix of mature trees, shrubs and ornamental planting.

Immediately adjoining the house is an expansive sun terrace, perfectly positioned to take full advantage of the elevated outlook across the valley and beyond to Kelston. This area has been designed as an extension of the principal living space, offering a superb setting for outdoor dining and entertaining. A further decked seating area provides an additional vantage point, perfect for lounging in a hammock. The property benefits from solar panels to the roof. To the front, a generous driveway provides ample parking and turning space, complemented by a carport and garage.

It is worth noting that there is planning permission granted for construction of a new garden room and bedroom extension following removal of the conservatory. Planning portal application reference number 19/01993/FUL.

SITUATION

Corston is an attractive village set in rolling countryside on the outskirts of Bath, which is renowned for its historic architecture, fine shopping and excellent schooling, both state and independent. Bath is just four miles away whilst Bristol, with its extensive facilities and services, is only eight miles. The village offers local amenities including a Village Hall, and a shop with post office, and there is a large Waitrose in nearby Keynsham. The Globe public house, The Corston Wheatsheaf and the Newton Park campus of Bath Spa University are nearby.









Corston falls within the catchment of the well-regarded Wellsway School; there is a school bus service to Bath and Bristol nearby; both cities have a main line railway station. The surrounding countryside surrounding the property is Duchy of Cornwall owned and very picturesque with numerous walks. Newton St Loe, the neighbouring village, has a Farm Shop, restaurant, and West of England Falconry. There is a golf course and rowing club in the neighbouring village of Saltford. One can also access the Bath-Bristol cycle path.

ADDITIONAL INFORMATION

Tenure: Freehold
Services: Mains gas, water and electricity. Private drainage.
Local Authority: Bath and North East Somerset Council.
Council Tax: Band G
EPC: Band C
Viewing: Strictly by appointment with Carter Jonas.
Planning: There is planning permission granted for construction of a new garden room and bedroom extension following removal of the conservatory. Planning portal application reference number 19/01993/FUL.

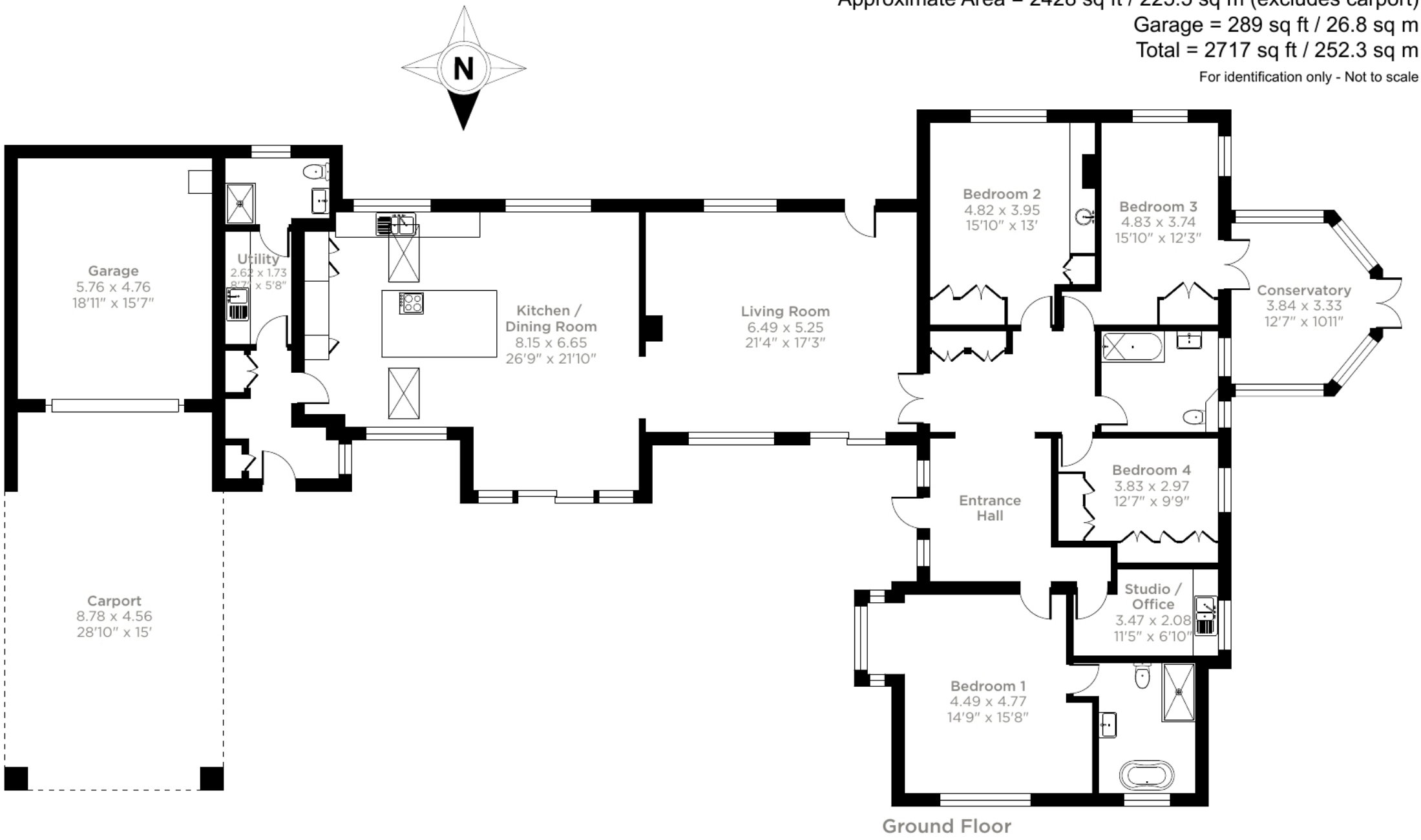








Approximate Area = 2428 sq ft / 225.5 sq m (excludes carport)
Garage = 289 sq ft / 26.8 sq m
Total = 2717 sq ft / 252.3 sq m
For identification only - Not to scale



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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