

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



STAR HOUSE, BREACH HILL COMMON, CHEW STOKE, BRISTOL, BS40 8YG



**Star House
Breach Hill Common
Chew Stoke
Bristol
BS40 8YG**

“A well presented family residence set within rolling hills and offering far reaching views”

Summary

Within a desirable location on the outskirts of Chew Stoke, this restored former public house boasts well proportioned accommodation (around 4750 sq. ft), with an excellent outlook over rolling hills and far reaching views towards Blagdon Lake. The property offers versatile family accommodation with a range of outbuildings that include a workshop, double garage and a versatile and spacious two storey building that could house a dependant relative. Set in a total plot of 3/4 of an acre.





Situation

Breach Hill Common is located on the Bristol side of Blagdon Lake in a beautiful hamlet on the edge of Chew Stoke. There are plenty of activities to enjoy with spectacular country walks or even fishing under one mile away on Blagdon Lake or sailing at Chew Valley Lake. The Chew Valley is renowned for its rural lifestyle with excellent sporting activities within the area including hunting with Mendip Farmers and shooting at Litton. Day to Day amenities are on offer at the nearby villages of Chew Magna or Blagdon together offering well stocked village shops, butchers, post office and a variety of Public houses. Well regarded primary schooling is available within the villages of Winford, Chew Stoke, Ubley and Blagdon. Further education at Chew Valley School. Private education is popular with local families with many attending Millfield, Wells Cathedral School, Downside and Clifton College. Bristol (12 miles) offers excellent retail outlets within the centre, whilst Clifton Village boasts a variety of gastro pubs, bars, bistros and various boutiques. The historic City of Wells (England's smallest City) is just 13 miles away and offers a range of retail facilities or for those seeking a little more history and culture the Roman city of Bath is also just 18 miles away. Train links are available at Bristol Temple Meads or Keynsham whilst Bristol International Airport offers travel for those seeking destinations further afield.

Description

Split over two floors the property enjoys an idyllic location which takes advantage of the superb rural views towards the Mendip Hills. Sympathetically updated and modernised over the years to provide well proportioned family accommodation that retains many period features typical of the era it was built.

The ground floor comprises four reception rooms. The snug/ games room benefiting from a large inglenook fireplace, a large dining room with doors off to the sitting room that has been sympathetically decorated and provides access to the garden. The garden room to the South- West elevation provides an excellent view towards Blagdon lake and the Mendip Hills beyond. To the other side of the house is a beautifully fitted hand-made oak kitchen with an extensive range of wall and base units with fitted appliances that including a state of the art steam cooker, dishwasher and Imperial 5 Star oven with gas hob over. A utility / boot room offer ample storage and place for laundry. Also located to the ground floor is a useful bathroom.

To the first floor there is a master bedroom with en-suite shower room, guest bedroom with en-suite facilities, three further bedrooms serviced via the main bathroom which has a separate bath and shower.





Outside

To the rear of the property is a large expanse of lawn with outstanding views over the adjoining farmland down to Blagdon Lake. A paved path leads to a sun terrace that is ideal for enjoying the evening sunsets. A wide variety of ornamental trees and shrubs, separate barbecue area with natural stone picnic table and seating, large ornamental fishpool with water feature and a crazy paved seating area looking down the valley to Blagdon Lake.

The front garden is again predominantly laid to lawn with a variety of ornamental trees, shrubs, raised flower borders and patio area providing a further seating area.

Total plot approximately 0.75 acre.

Parking and Outbuildings

The property provides parking for a number of vehicles with the double garage providing further parking and large workshop providing further storage. A large Annex is ideal for those seeking to work from home and has CAT 5 cabling throughout or could offer further accommodation for a dependant relative with bedroom above.

Directions

Proceed out of Bristol along the A370 and onto the link road taking the right towards Dundry onto Broadoak Hill then into the Chew Valley down Limeburn Hill and straight over the roundabout up Pagans Hill at the next roundabout take the right again onto Bristol road and continue past the Stoke Inn taking the second right after onto Breach Hill Lane. Continue along for approximately 1.8 miles where the property will be found on your right hand side. Post code: BS40 8YG



Star House, Breach Hill Common, Chew Stoke, Bristol, BS40 8YG

Approximate Gross Internal Area = 349.6 sq m / 3763 sq ft

Workshop / Store = 17 sq m / 283 sq ft

Garage = 46.3 sq m / 498 sq ft

Annexe / Office = 92.1 sq m / 991 sq ft (Excluding Void)

Total = 505.0 sq m / 5436 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 186123

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

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