

BEECH COURT

WINFORD • SOMERSET





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A stunning Grade II listed William and Mary country house with formal gardens and pasture with views over the Chew Valley*

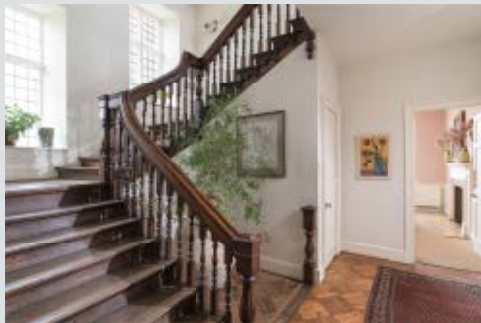
Reception hall • Drawing room • Sitting room • Study/morning room
Dining room • Breakfast room/kitchen with Aga • Cloakroom • Cellars

Galleried landing • Principal bedroom with en-suite bathroom and dressing room • Guest bedroom with en-suite bathroom • 3 further bedrooms • Family bathroom • Laundry/top floor kitchen

Garden room with shower • Garaging • Greenhouse
Walled gardens • Paddock

In all about 0.67 hectares (1.65 acres)

Adjacent land available by separate negotiation about
0.29 hectares (0.72 acres)



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





Situation

Beech Court is situated in a rural but not isolated position about 1 mile north of Winford village backing onto farmland.



Winford is a village about 11 miles south of Bristol and has a post office/stores, church and public house. Chew Magna is about 4 miles and has a comprehensive range of facilities including a health practice, village hall, primary school, church, banks and a number of shops.

The cathedral city of Wells south of the Mendip Hills is about 10 miles and Bristol is about 10 miles.



Private schooling is available at Wells Cathedral, Sidcot and a number of schools in Bristol. The well respected Chew Valley community school at Chew Stoke is about 4 miles.



Bristol Airport is 2 miles. The motorway network is accessed via M5 (J20) about 10 miles away.



Chew Valley Lake, with fishing and sailing, is about 5 miles to the south. Walking and riding over the Mendip Hills.

Description

Beech Court, built in 1690, is a classical William and Mary house listed Grade II * and is of architectural and historical importance. The eastern façade has a central glazed door with shell portico. The ground and first floor have small pane sash and stone mullion windows and the eastern elevation is dressed stone under a parapet. The house is constructed of stone under a slate roof.



In recent years the house has undergone a programme of extensive modernisation and improvement carefully retaining all appropriate features to the period including period fireplaces, ornate ceiling plaster work, shuttered sash windows and window seats.

The elegant light accommodation has well-proportioned rooms and is arranged over three floors. The impressive reception hall has a magnificent, hand carved original oak staircase. All ground floor rooms and first floor rooms are arranged around a central hall and landing. The drawing room, dining room, sitting room and morning room all have period fireplaces and the morning room, dining room and breakfast kitchen with Aga open to garden.

The first floor is arranged with two principal bedrooms with en suite bathrooms and one which offering a third spacious interconnecting sitting room. A further two bedrooms offer double aspect windows overlooking gardens.

The second floor offers a surprising 36 foot bedroom/playroom with an important barrel-vaulted ceiling, a large family bathroom and self-contained kitchen/laundry.

Gardens and Grounds

The property has an enclosed garden by wall and high beech hedging to the front with a path leading from wrought iron gates and stone pillars to the front door. The gravel drive provides vehicle access to the north of the house, which passes a gravelled turning circle and continues to the garage block.



APPROXIMATE GROSS INTERNAL FLOOR AREA
(No less than)

496 sq.m (5,349 sq.ft)

Out Buildings (Including Garage)
(No less than)

85 sq.m (923 sq.ft)



Terraces give access to the main gardens which are predominantly to the west of the property and are accessible from the kitchen/breakfast room and study/morning room. These gardens are also enclosed by stone walls with a gravel path running through the centre of the lawns, leading onto the pasture to the rear. There are well stocked borders and a number of mature trees. The terraces continue to a further area where there is a pergola and the path leads to the greenhouse and garden room. There are further gardens to the south of the property, connecting up the main gardens to the front lawns, providing access all the way around the property. Beyond the lawns is an area of pasture that has been split in to two parcels which are ideal for hobby farming or ponies. This area has separate lane access through a 5 bar gate and includes a vegetable patch.

Outbuildings

The garden room forms additional space ideal for a number of uses including annexe accommodation or staff flat. It includes a large room with 2 sets of French doors giving access to the gravelled parking area in one direction and gardens in the other. There is an open fire place and separate shower room beyond. A greenhouse is attached to the building.

The garage block includes 2 sets of doors and a stable door.

Services

Main water and electricity connected. Private drainage. Oil fired central heating

Local Authority

North Somerset Council - Tel: 01934 888 888.

Directions (BS40 8DW)

From Bristol take the A38 southwards. Proceed down Pottershill, before the airport, and turn left signed Chew Magna and Winford. Continue along this road passing the George & Dragon public house for about 0.75 of a mile. Turn right signed into Old Hill, signed Avon Cycle Way and Winford Manor. Beech Court will be seen on the right hand side after about 0.5 of a mile.

Viewing

Strictly by appointment with agents Knight Frank - Tel: 0117 317 1999.



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