



# THE MANOR HOUSE

Burnett, Bristol BS31 2TF

**COBB  
FARR**

Bath & Bradford on Avon

Residential Sales



# THE MANOR HOUSE

*Situated in the Somerset village of Burnett and surrounded  
by delightful countryside*

A superb Grade II listed property which has been lovingly restored in recent years to a high standard while complementing the wealth of fine period detail.

Set in formal gardens and grounds of 4.35 acres, with a separate lodge house, garaging and stabling.

- Grade II listed Manor House
- Quintessential village location
- Separate lodge house
- 4.35 acres of landscape gardens and paddock
- 7 bedrooms
- 3 principle reception rooms
- Stunning first floor orangery
- Garaging and outbuildings





The Manor House of Burnett has a well-documented history having been sold by Henry VIII to the wealthy Bristol merchant John Cutte around 1570 who later became the mayor of Bristol. The property was then eventually sold to John Whitson who was three times lord mayor of Bristol, merchant venturer and also founded the Red Maids School in Bristol. The present owners are believed to have been only the fifth occupiers of the property.

The nearest town is Keynsham which lies approximately 3 miles north of the village and provides a whole host of amenities together with the nearest schools which include a number of primary schools and two secondary schools, one of which is the highly rated Wellsway School.

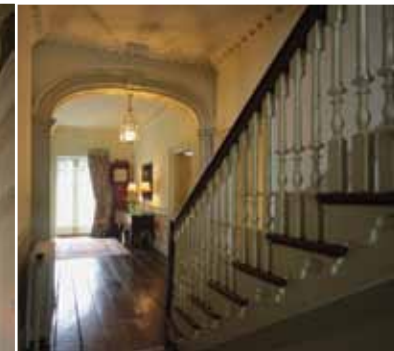
Both Bath and Bristol offer an excellent selection of schools, in particular within Bath: King Edwards, Kingswood and The Royal High.





The Manor House is a listed Grade II property and the current house is believed to have been built in the early 17th Century. It was remodelled in the 18th Century with additions and restorations in the 19th Century. The present owners have completely upgraded the house, from electrics and plumbing to roofing.

The property is aesthetically pleasing and has wonderfully proportioned rooms which are complemented by many fine period features throughout including fireplaces, panelling, decorative ceilings and cornicing, all decorated and presented in fine order.





The Manor House is situated within the charming village of Burnett, a small village close to the River Chew within the Chew Valley. The village still has two working farms and the delightful parish church adjacent to the manor itself, together with an old village pump which stands at its centre and was renovated in 2000 to mark the Millennium.

The location is ideal for commuting to either Bristol or Bath being almost equidistant between the two (5.5 miles).

The UNESCO World Heritage City of Bath is a 15 minutes drive away and offers an excellent selection of chain and independent shopping, a fine selection of restaurants, cafes, wine bars, and the Thermae Spa. Many well respected cultural activities include a world renowned literary and music festival, The Roman Baths and Pump Rooms, and pre-London shows at the Theatre Royal.

Communications include a regular bus service into Bath and Bristol. Mainline railway stations at Bath Spa, Temple Meads and Bristol Parkway all give direct access to London Paddington, Swindon and South Wales. Keynsham station is also close. The M4 Motorway, Junction 18, is 12 miles away and Bristol Airport is 16 miles to the west.







A particular feature is the stunning first floor orangery accessed via a cast iron spiral staircase from the kitchen. This was added in 1980 and provides a spectacular vista across the open surrounding countryside and the village itself.

In an idyllic setting, within this charming village The Manor House is set in beautifully laid out gardens and paddock totalling approximately 4.35 acres. The gardens include a wonderful walled kitchen garden, fruit and vegetable beds together with a large greenhouse leading to a stunning parterre garden, outdoor dining terrace and formal lawns.

The separate Lodge House is a wonderful amenity which has the potential for many uses from gym or office to holiday letting.

There are a number of outbuildings including garaging and a stable together with a garden store. In addition, there is a paddock to the rear and side of the property which provides an additional vehicular access from the lane leading down to the village.

This is a rare opportunity to purchase a beautifully restored medieval manor so close to the cities of Bath and Bristol.



# THE MANOR HOUSE

## GROUND FLOOR

### Entrance Lobby

With part glazed door leading into fine reception hall.

### Reception Hall

With polished oak plank flooring, painted panelling to dado height, plaster cornice, decorative archway leading to French doors to main rear garden, spindled staircase with mahogany handrail rising to first floor, and door through to stone staircase to cellar and oak door leading through to reception room.

### Reception Room

With oak flooring and double aspect including sash window and smaller stone mullioned window.

### Cloakroom

With wash hand basin and WC and quarry tiled flooring.

### Dining Room

With polished oak plank flooring, oak panelling to  $\frac{3}{4}$  height, centre piece open fireplace with herringbone brick hearth and carved Bath stone surround with carved over mantle that includes 3 shell plaster niches, decorative plaster ceiling, stone mullioned and transom bowed window overlooking the main rear garden includes double doors that lead back through to reception room.

### Drawing Room

With decorative corncicing, stone mullioned and transom bowed window overlooking the main rear garden, and decorative fireplace with cast iron ducksnest grate and blue and white tiled surround.

### Rear Hallway

With glazed cabinet, doorway through to sitting room and separate access through to kitchen/breakfast room.

### Sitting Room

With plaster cornice, built in bookcase, large shuttered sash window to front aspect, painted panelling to dado level, small built in writing desk with storage cupboard below, decorative fireplace with cast iron ducksnest grate and blue and white tiled surround.

### Kitchen/Breakfast Room

Fully fitted hand built painted kitchen with granite worktops and Myson kickspace heaters, built in bookcase with cabinet under, original stained timber flooring and two large shuttered sash windows overlooking the garden and dining terrace. Integrated Miele appliances to include dish washer, induction hob with large oven under, oil fired AGA set into fireplace with original stone surround and mantel place, and doorway through to secondary stone staircase to cellar.

### First Floor Orangery

Separately accessed via a cast iron spiral staircase leading from the kitchen, with wonderful aspect overlooking the garden, village and countryside beyond, French terracotta tiled flooring, part exposed natural stone wall, built in bar area with sink, French doors leading out onto glazed covered balcony overlooking the parterre garden and outdoor dining terrace.

### Rear Lobby

With quarry tile flooring leading to door to drive and door to walk-in larder and laundry rooms.

### Walk-In Larder

with slate shelf, additional shelving.

### Laundry Room

With a quarry tiled flooring, range of painted hand built units, Belfast sink with doorway leading to

### Cloakroom 2

With WC and a further rear doorway giving access to parterre garden and dining terrace.

Two stone staircases lead to the cellars, one from the main hallway and the other from the kitchen.

### Cellar

Comprises two large rooms, one with flagstone flooring, Ideal Falcone oil fired boiler providing domestic hot water and central heating and with doorway leading out to lower vaulted courtyard area to the front of the property.

## FIRST FLOOR

### Mezzanine Level Landing

With polished oak plank flooring, attractive feature arch window and painted panelling to dado level.

### Landing

Includes a decorative archway.

### Master Bedroom

With stained timber flooring, feature carved Bath stone fireplace with mantelpiece over, plaster corncicing, stone mullioned and transom bowed window overlooking the rear garden and door through to en-suite bathroom.

### En-Suite Bathroom

With double aspect with large sash window and smaller stone mullioned and transom window, plaster corncicing, central roll top claw foot bath, fully marble tiled walk in shower with glazed screen, 2 separate sink units set in marble vanity surrounds with painted hand built cabinets under, WC.

### Walk-in Dressing Room

With abundant hanging space and shelving, stone mullioned and transom window with window seat overlooking the main rear garden.

### Bedroom 2

With stained timber flooring, stone mullioned and transom bowed window overlooking rear main garden, corncicing and feature decorative fireplace with cast iron ducksnest grate and blue and white tiled surround.

### Bedroom 3

With plaster corncicing, decorative fireplace, stained timber flooring and large sash window to front aspect with window seat.

### Shower Room

With fully tiled corner shower with glazed screen, WC, chrome ladder radiator and airing cupboard with large hot water tank and immersion.

## SECOND FLOOR

Staircase rising with mezzanine level landing with large feature arch window overlooking front garden to the Severn Valley and beyond.

### Landing

With timber flooring, linen cupboard, wardrobe space.

### Bedroom 4

With timber flooring, feature fireplace with stone surround, stone mullioned and transom bowed window with window seat overlooking the main rear garden, and door through to en-suite bathroom.

### En-Suite Bathroom

With roll top claw foot bath, fully marble tiled shower cubicle with glazed screen, WC, large wash basin with vanity surround, smaller sash window overlooking front garden and window seat with views to the Severn Valley.

### Bedroom 5/Study

With a freestanding set of shelves and drawers, access to roof space, and stone mullioned and transom window with window seat overlooking the main rear garden.

### Bedroom 6

With timber flooring, feature painted fireplace with over mantle, and stone mullioned and transom bowed window overlooking the main rear garden.

### Bedroom 7

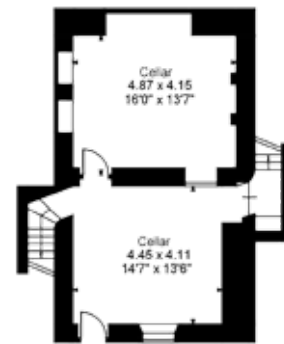
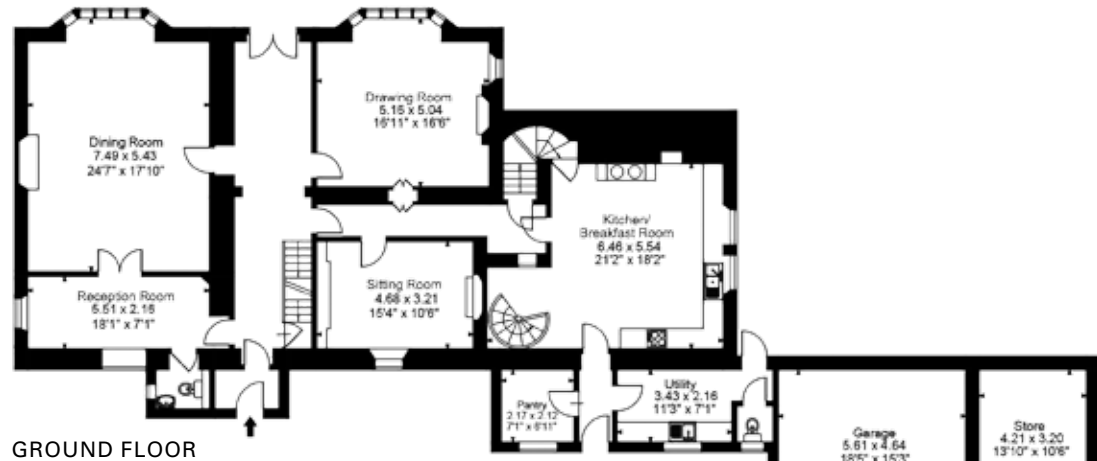
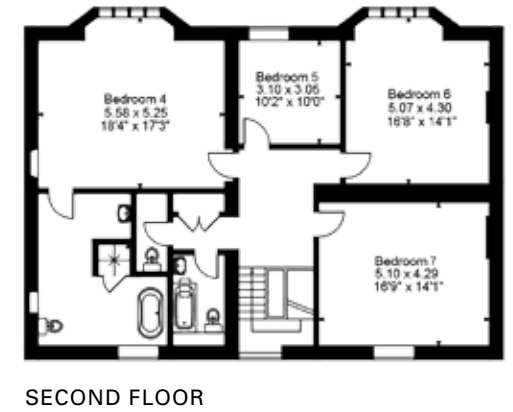
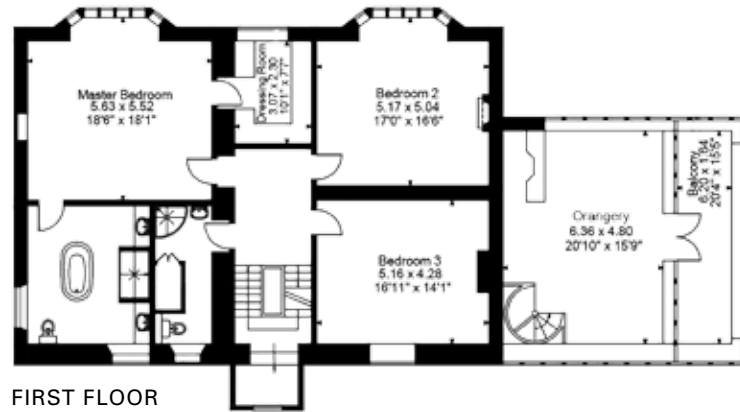
With timber flooring, feature painted fireplace with over mantle, smaller sash window.

### Bathroom

With wash basin, fitted bath, WC, roof light hatch with access to roof space, and built-in medicine cabinet.

### Additional WC

With WC, wash basin set into vanity surround and cabinet under.



CELLAR

STORE

# THE LODGE HOUSE

## GROUND FLOOR

Separate entrance into reception hall.

### Reception Hall

Fully fitted with a range of cupboards, one of which houses a new Worcester propane gas boiler for central heating and hot water, French terracotta tile flooring and door through to bathroom.

### Bathroom

With white suite comprising bath, wash basin, WC, and fully tiled walls.

### Open Plan Kitchen and Sitting Room Area

#### Kitchen

Fully fitted with a range of painted hand-built floor and wall mounted units, cupboards and drawers, with freestanding appliances including under counter double fridge, Propane gas cooker, extractor hood, 1 ½ bowl stainless steel sink unit, under stairs storage cupboard with plumbing for condenser washer/dryer and oiled pine flooring.

#### Sitting Room

Oiled pine flooring, ceiling open to ridge height with beams and 2 electronically operated ceiling windows, galleried study area, double aspect, wood burning stove set on a quarry tiled plinth and French doors leading out to cobbled courtyard area and kitchen garden.

Oak staircase leading up to first floor galleried study area.

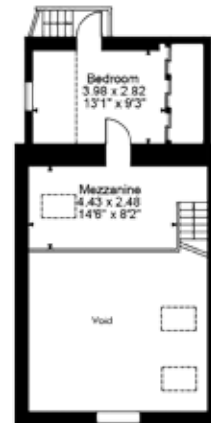
## FIRST FLOOR

### Galleried Study Area

With manually operated ceiling window, spotlighting and doorway through to bedroom.

### Bedroom

Fitted with wash hand basin, eaves storage, partially glazed door leading on to stone staircase leading down to courtyard.



FIRST FLOOR



GROUND FLOOR

# EXTERNALLY

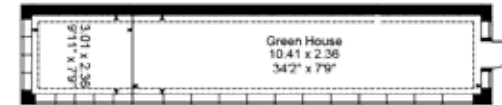
The mature gardens are a particular feature of the Manor House. The main gardens are to the east and the south of the house and are divided into a number of contrasting areas.

The property is approached to the front via electrically operated double wrought iron gates which lead into a gravelled driveway parking area all bordered by immaculately kept lawns, together with herbaceous borders, mature shrubs and trees and separate wrought iron pedestrian gate and pathway leading up to the front door.

To the front of the property there are stone steps leading down to a vaulted area with a cellar door access and another door leading into a storage area housing a well.

From the driveway pillars lead into a cobbled courtyard area with large stone built garage with loft space accessed by pull down steps. It has wooden sliding doors, electric lighting, power points with an adjacent stable/garden storage room and further locked storage area for oil tank.

Leading off the cobbled courtyard is a secondary vehicular entrance with double wooden gates. This whole garden area enclosed by natural stone walling and a stone archway leads to the walled kitchen garden which has a large greenhouse which is powered up with electricity and lighting. The walled garden contains a number of fruit and vegetable beds, herb garden, espalier apples and a pear tree over the stone walling, fig tree all with gravelled pathways.



GREENHOUSE

A secondary archway leads through to the main part of the garden to the rear of the property which is lawn with an outdoor dining terrace all bordered by yew hedges and a parterre garden. The parterre garden leads through to the Yew garden room with 4 herbaceous borders, gravel pathways all beautifully landscaped and planted out.

Immediately leading off the reception hall at the rear of the house are two small lawns surrounded by an area of flagstone and gravelled terraces with ornamental pond. There is also an additional terraced area with seating. Dwarf stone walls and stone steps lead up to the main lawn.

The main lawn is dominated by a lovely cedar tree and bounded by a number of deciduous trees extensively planted with spring bulbs and flowering spring plants.

A wooden 5 bar gate at the edge of the main lawn leads through to the Paddock, part of the original Park. It has been laid to pasture and extends to about 3.05 acres with a small field shelter and has a separate entrance with access to the village lane. The Paddock is enclosed by a combination of stone walling and post and rail fencing.

At the far end of the main lawn a wooden pedestrian gate leads into the large compost area which again is lawn and with a small stone stable and a further gateway leading down to into the paddock at the bottom of which is a small brook.

## APPROX. GROSS INTERNAL AREA

### THE MANOR HOUSE:

5,815.59 Sq.Ft - 541.15 Sq.M

### THE LODGE HOUSE:

1,242 Sq.Ft - 115.4 Sq.M

### GARAGE & STORE:

653.4 Sq.Ft - 59.87 Sq.M

## GENERAL INFORMATION

### Tenure:

Freehold

### Services:

Mains, water and electrics all connected. Septic tank drainage

### Heating:

Main house - oil fired central heating

Lodge house - propane gas heating

### Council Tax Band:

H - £3,081.84 per annum (2017/2018)

### Connectivity:

Fibre Broadband Service installed May 2017

For illustrative purposes only.

Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Floor Plan produced by Town & Country Media.

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