



Greyfields

*Fidelis*  
Independent Estate Agent







# Greyfields

High Littleton, Bristol, BS39 6YD

Set in a Truly Unique Location, Elevated and Enjoying Uninterrupted Panoramic Views over Greyfield Wood and the Mendip Hills. This Modern Two Storey 5500 + Sq Ft, Four Bedroom Detached Family Home is Currently Arranged with the Bedrooms on the Lower Level. Benefits include Large Indoor Swimming Pool, Hot Tub, Sauna and Games Room. Approached via a Private Driveway and Nestled in Landscaped Grounds of Approximately Two Acres with Tennis Court, Two Hartley Botanic Greenhouses, Two Double Garages & Woodlands.

- Individual Designed 1968 Detached Home
- Grounds of Approximately Two Acres
- Sitting Room & Family Room
- Study Accessed Via a Spiral Staircase

- Dining Room with Stunning Views
- Kitchen / Breakfast Room
- Upstairs Shower Room
- Master Bedroom with En-Suite

- Three Further Bedrooms & Bathroom
- Workshop (potential for Bedroom 5)
- Utility / Boiler Room
- Swimming Pool / Sauna with Games Room





# THE AREA

---

High Littleton is a Popular Village set in the Attractive Countryside of North East Somerset and Provides a Good Range of Facilities including a Post Office/Newsagent, General Stores, Hairdresser, Primary School, Churches and Recreation Ground.

The area is well served by good state and independent schools including a primary and pre-school rated as outstanding by Ofsted in the village. The property is within the catchment of Norton Hill School with Independent schools within travelling distance including Downside, Wells Cathedral, Millfield plus many more in Bristol and Bath. Communication links are excellent with the village ideally situated on the A39 close to Bristol with a vibrant harbour side and shopping malls, whilst Wells and Bath are both within easy commuting distance.

The World Heritage City of Bath hosts the Thermae Bath Spa, the Theatre Royal and many restaurants boasting fine dining. Additionally, Bristol International Airport is only 13 miles west of the property and Bath Spa Station with links to London Paddington is approximately 10 miles.

There are a variety of sporting and recreational facilities. Walking and cycling may be undertaken in the immediate locality with the property being adjacent to Greyfield Wood owned by the Woodland Trust with a network of paths and a fabulous waterfall.



# THE PROPERTY

---

An Individual Designed 1960's Detached Property Elevated with Uninterrupted Stunning Views, Approached via a Private Winding Driveway from a lane adjacent to Greyfield Wood. On the Market for the First Time, this is Truly Unique Family Home.

This is a prime opportunity to secure an individually designed modern two storey 5500 + Square Foot family home in an exclusive and extremely private position situated on a plateau enjoying uninterrupted panoramic views over Greyfield Wood and the Mendip Hills. Set in extensive landscaped grounds of approximately two acres with a large indoor complex housing the swimming pool, hot tub, sauna and games room. In addition, an outdoor tennis court, two double garages, two Hartley botanic greenhouses, woodlands, ornamental rockery, fish pond and path ways that meander around the grounds. A viewing is essential to truly appreciate this captivating home.

The accommodation comprises; large "T" shaped reception hall with views over the lower courtyard, sitting room with wood burner, family room with wood burner, dining room with stunning woodland views, kitchen/breakfast room leading to a covered veranda enjoying stunning views, feature spiral staircase leading to a turreted office space and linking the bedrooms. On the lower level will be found a master bedroom with dressing area and en-suite, plus three further double bedrooms, laundry room, boiler/drying room and a large workshop with double doors leading to the lower courtyard.





**Entrance Porch:**

Tiled floor and walls, outside light, wood double glazed door & side panels.

**Entrance Hallway:**

"T" shaped hall with tiled floor, vaulted ceiling, six double glazed windows, three double radiators, door to inner hall, doors to: -

**Shower Room:**

Tiled shower cubical with shower head over, pedestal wash hand basin with tiled splash back, low level wc, bidet, ceramic tiled floor, radiator, concealed ceiling spot lights, double glazed window, extractor fan.

**Family Room:**

Vaulted ceiling, wood burning stove, two double glazed windows, door to pool area, two double radiators, dimmer switch.

**Inner Hall:**

Wrought iron spiral staircase with wooden treads linking lower bedroom level to living accommodation and upper floor study, doors to: -

**Sitting Room:**

Three large double glazed picture windows with stunning panoramic views, vaulted ceiling, wood burning stove, sliding patio doors leading to verandah and leading to the pool area, three wall light points, two radiators.

**Dining Room:**

Large room with vaulted ceiling, four full length double glazed windows with stunning panoramic views, three wall light points, double radiator.

**Kitchen/Breakfast Room:**

Walk in pantry with light. Double bowl Corian sink unit with mixer tap set in Corian worksurface with cupboards & drawers under, adjacent work surfaces with cupboards and drawers under, integral Miele dishwasher, integral fridge, Range master electric cooker with extractor filter over, eye level wall units, built-in microwave, ceramic tiled floor., sliding patio doors to verandah with stunning panoramic views, double radiator, door to inner hall.

**First Floor Landing:**

Velux roof light, curved sliding door to: -





**Study/Home Office:**

"L" shaped room with six double glazed windows benefitting from stunning panoramic views, two built-in book cases, two wall light points, double glazed window, telephone point, eaves storage.

**Pool Room:**

Double glazed windows, double glazed sliding door to outside, tiled swimming pool and surround with electric retracting pool cover, Marquis hot tub, sauna, built-in cupboard with pool heater and filtration equipment, door to games room, door to: -

**Cloakroom:**

Low level WC, wall mounted wash hand basin, ceramic tiled floor, Extractor fan.

**Sports Room:**

Vaulted ceiling, four velux roof lights, concealed ceiling spot lights, wood paneled walls & ceiling, room thermostat, double radiator, doors to: -

**Changing Room:**

Feature portal window, ceramic tiled floor, paneled walls & ceiling, Tiled shower cubical with electric shower over, electric wall heater.

**Inner Hall:**

Doors to: -

**Utility Room:**

Oil fired boiler for heating of the pool & sports room, stainless steel sink unit with cupboard under, plumbing for washing machine, space for dryer, eye level wall units, ceramic tiled floor, double glazed window, door to outside.

**Lower Hallway:**

Irregular "L" shaped hallway with space for table and chairs, wall lights, concealed ceiling spot light, double doors to lower courtyard, two built-in cupboards, radiator, doors to: -

**Master Bedroom:**

Double glazed window with stunning panoramic views, radiator, two double wardrobes, telephone point, doors to: -



**En-Suite Shower Room:**

Tiled shower cubical with rainfall shower head over, vanity wash hand basin with tiled splash back and cupboard under, double radiator, chrome heated towel rail, double glazed window, extractor fan, concealed ceiling spot lights.

**En-Suite Cloakroom:**

Low level wc, double glazed window, ceramic tiled floor, radiator.

**Bedroom Two:**

Double glazed window with stunning panoramic views, radiator, double built-in wardrobe.

**Bedroom Three:**

Double glazed window with stunning panoramic views, radiator, double built-in wardrobe.

**Bedroom Four:**

Double glazed window, radiator.

**Family Bathroom:**

Bette enamel paneled bath with tiled surround and shower head over, vanity wash hand basin with tiled splash back and cupboard under, low level WC, bidet, double glazed window, shaver point, radiator, ceramic tiled floor, concealed ceiling spot light, extractor fan.

**Laundry Room:**

Single bowl stainless steel sink with mixer tap set in roll top work surface, eye level wall units, built-in airing cupboard with radiator and slated shelves, door to boiler room, plumbing for washing machine, space for dryer, door to: -

**Workshop:**

Large workshop equipped with power and light, double wooden doors to the lower courtyard.

**Boiler Room:**

Stelrad oil fired boiler, hot water cylinder, ceramic tiled floor, double glazed window, power & light.





**Gardens & Grounds:**

Extensive grounds and gardens amounting to approximately two acres. The estate is approached via a private lane off Greyfield Road. Through a set of wrought iron electric gates, the lengthy private drive zig zags up through the grounds. This leads to the upper level of the house with a large tarmac area of parking which leads to two double garages.

The grounds feature a walled rockery with gravel path which meanders around the gardens with various shrubs and plants. Steps lead around the curtilage of the plot including the lower area of coppice with wood fencing, tree lined boundaries and grass land. On the top of the plateau is an open area of lawn with trees, shrubs and pathway leading to the Tennis Court.

To the lower level is a large paved courtyard with ornamental globe water feature with lights, outside lighting, covered pathway, rockery with heathers and shrubbery, steps to the upper level and a further area of tarmac providing additional parking.

To the rear of the plot is a more formal area with lawns, Italian styled walled gardens with feature display niches, vegetable gardens, outside tap, two Hartley botanical greenhouses, dog kennel and tool shed with power.

**Garages:**

Two detached double garages. One has two metal up and over doors with power and light. The other has an electric automatic up and over door with loft storage, power and light. Both with pedestrian doors and windows.

**Outbuildings:**

A large store with wooden up and over door ideal for garden machinery with power and light.

**Services:**

Mains water and electricity are connected, drainage is via a septic tank.

**Tenure: Freehold**

**EPC Rating:** TBC | **Council Tax Band:** G

**Local Authority:** Bath & North East Somerset

**Viewings:**

Strictly through Fidelis Estate Agents on 01225 421000 or [info@fidelisinbath.co.uk](mailto:info@fidelisinbath.co.uk)

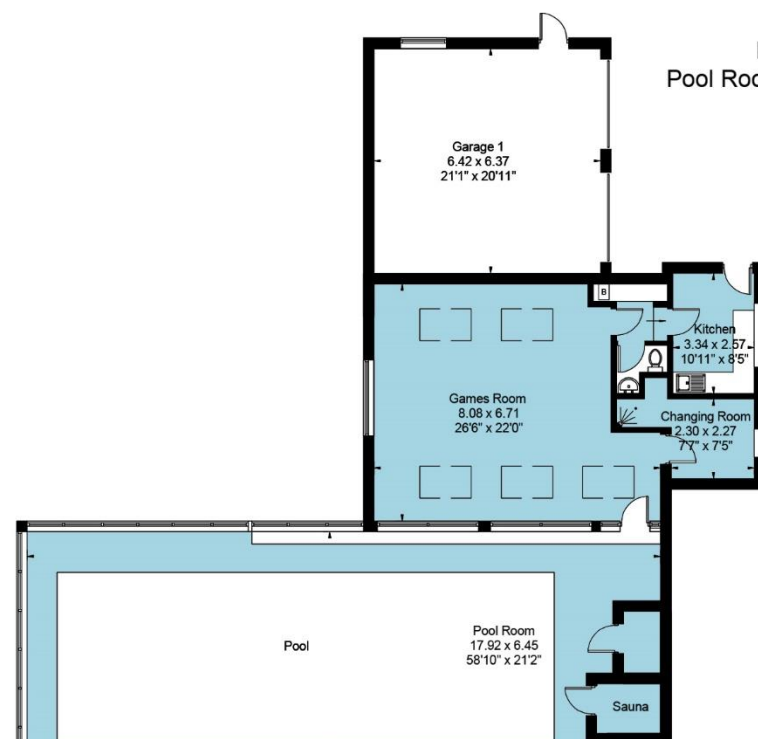




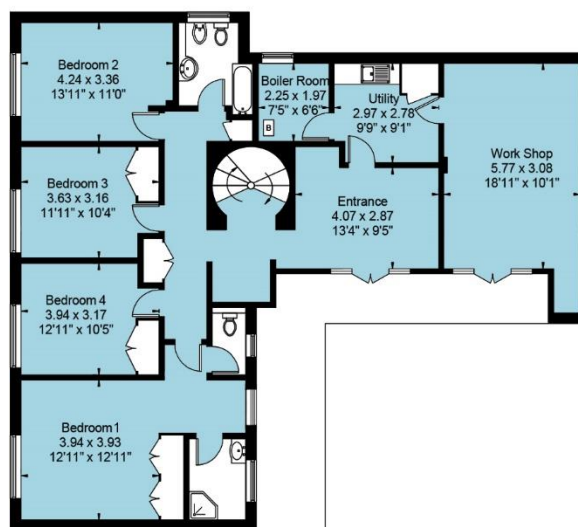
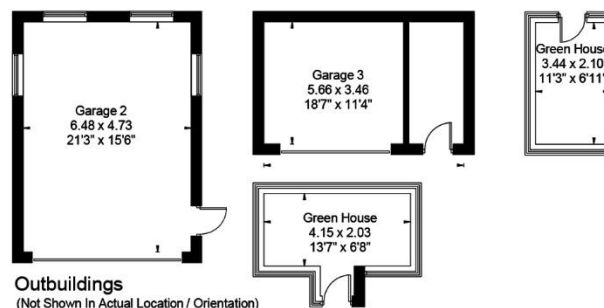




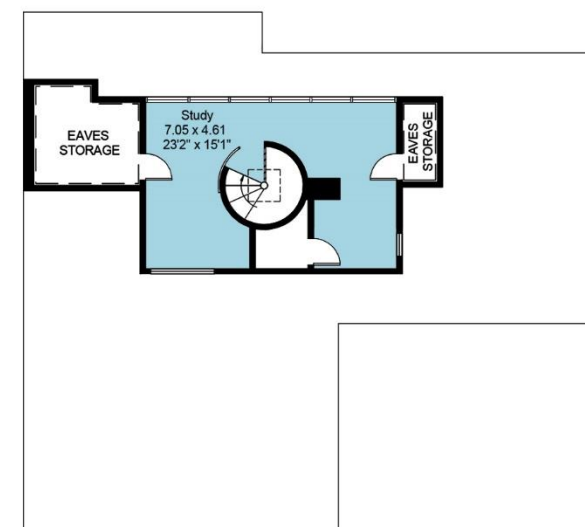
Approximate Gross Internal Area  
Main Building = 309.84 sq m / 3335 sq ft  
Pool Room, Games Room, etc = 203.94 sq m / 2195 sq ft  
Garage 1,2,3 = 91 sq m / 979 sq ft  
Outbuildings = 16.63 sq m / 179 sq ft  
Total = 621.42 sq m / 6689 sq ft



Ground Floor



First Floor



Second Floor





Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Fidelis Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas measurements and