



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



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

- Period Country Residence Circa 5000sq.ft
- Includes a Detached Cottage
- Set in 2 Acres with Stunning Views
- Triple Garage and Parking
- Luxury Kitchen with Underfloor Heating
- Three Spacious Reception Rooms
- Two Bedroom Suites
- Two Further Double Bedrooms sharing a Bathroom
- Large Roof Terrace with Lake Views
- NO FORWARD CHAIN



A stunning family home set in the quiet backwater of Breach Hill with wonderful and far-reaching countryside views towards Blagdon Lake!

Stone built and detached, Star House was originally a public house which closed in the 1960's and which has now been totally renovated to create a beautiful, contemporary home set in a fabulous rural location, though close to the village of Chew Stoke and all the amenities to be enjoyed there. It offers fabulously flexible accommodation having a separate one-bedroom annexe – the Cottage.

Entering from the front garden via a porch into a large dining hall with a stone inglenook fireplace – a fabulous entertaining space and which leads to the heart of the home which is the large open plan kitchen, garden room and sitting room all of which benefit from underfloor heating. The kitchen has a range of high-quality wooden cabinetry, together with a huge central island and integral appliances. From here you head into the beautiful garden room with a wood burner, stylish tiled floor and those wonderful views! Leading from the kitchen also is the large - yet still cosy - sitting room with views to the front garden and French doors out to the rear garden.

To the side of the house is a spacious hallway with a useful shower room leading off and also a separate reception room together with a great sized boot room – here you will find lots of cupboards for coats and shoes and with its own access to the side of the house - a perfect staging post for muddy dogs, children and wellies! Upstairs is equally impressive having four large bedrooms, two of which have their own stylish ensembles all leading from the large landing which has a fantastic range of built in cupboards. From here is access to the most amazing roof terrace – a perfect space to relax and soak up the idyllic location.

Outside is a double garage with a workshop/log store and separate garage area which is used as a gym by the present owners. There is ample parking for a number of cars.

There is a separate converted stone building with a large open plan family room, kitchen and shower room to the ground floor and a bedroom extending to the whole of the first floor. This building offers great flexibility for many uses including multi-generational living and is ideal for a dependent relative to live close by.

The large, tranquil garden wraps around the house and has many spaces of interest with lawned areas, mature borders, shrubs and trees as well as a vegetable garden. The garden affords stunning views – it's the perfect place to be amidst nature, absorb the surrounding countryside and enjoy spectacular sun sets! Adjoining the property is a paddock can be accessed from the garden and has a separate access from the lane and, together with the garden, the land totals approximately two acres.

This truly is a very special property so please call us to arrange your viewing.

The hamlet of **Breach Hill** is part of the parish of **Chew Stoke** and can





be found in the heart of luscious Chew Valley countryside. In Chew Stoke there are a good range of facilities including a village shop, doctor's surgery, a popular pub, village hall and excellent restaurants including Chew Kitchen, The Woodford and Salt & Malt, the latter two of which have beautiful views over the Lake. The village enjoys a regular chorus of bell ringing at St. Andrews Church, which is home to some of the famous Bilbie Bells originally made in the village. The village has many clubs and societies including bowling, a cinema club, Women's Institute, choirs and exercise classes. At the end of summer, the season concludes with the Harvest Home which includes the produce tent, dog show and general all-round fun for the family! Chew Stoke Church School is well regarded and the popular Chew Valley Comprehensive School has an excellent sixth form.

The village is perfectly placed for commuting to both Bristol and Bath. There is a regular bus service from Chew Stoke to Bristol. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and the national train network. Access to both the M4 and M5 are within a reasonable distance and Bristol International Airport has flights to Europe and connecting flights to the rest of the world.

## ROOM DIMENSIONS

Ground Floor









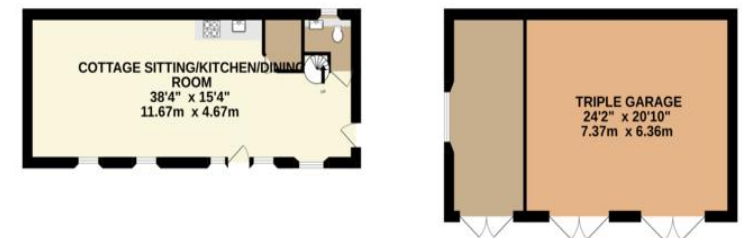
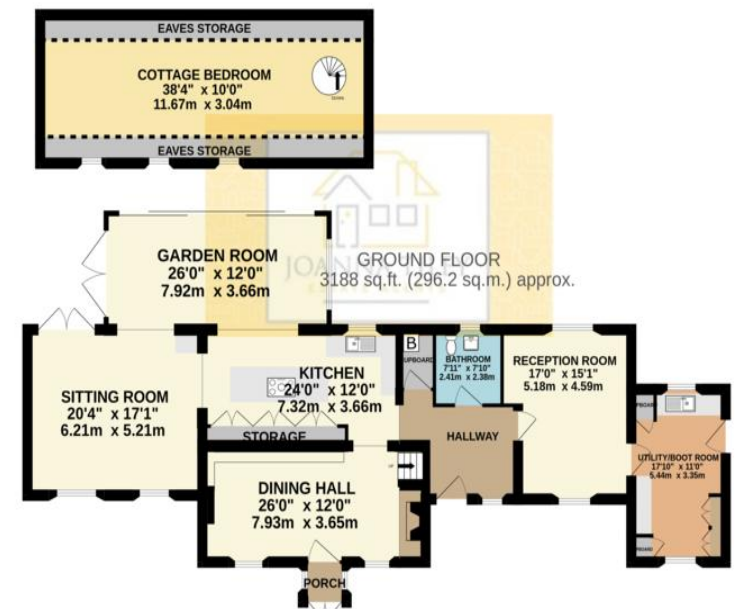
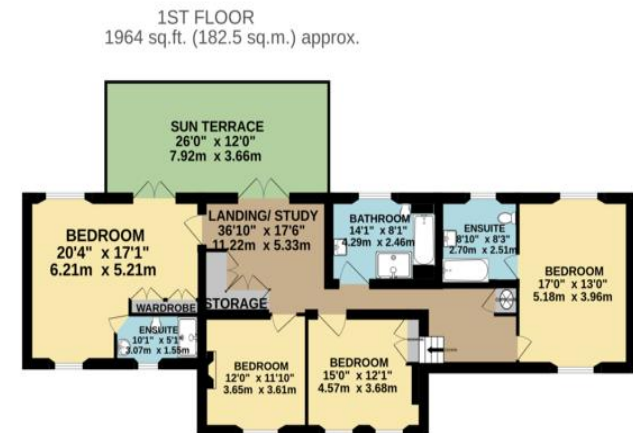


PORCH 5'1" x 4'2"  
 DINING HALL 26'0" x 12'0"  
 HALLWAY 14'0" x 9'4"  
 KITCHEN 24'0" x 12'0"  
 SITTING ROOM 20'4" x 17'1"  
 GARDEN ROOM 26'0" x 12'0"  
 BATHROOM 7'11" x 7'10"  
 RECEPTION ROOM 15'1" x 17'0"  
 UTILITY/BOOT ROOM 11'0" x 17'10"  
 First Floor  
 BEDROOM 20'4" x 17'1"  
 ENSUITE 10'1" x 5'1"  
 BEDROOM 13'0" x 17'0"  
 ENSUITE 8'3" x 8'10"  
 BEDROOM 11'10" x 12'0"  
 BEDROOM 15'0" x 12'1"  
 FAMILY BATHROOM 14'1" x 8'1"  
 LANDING/STUDY 36'10" x 17'6"  
 SUN TERRACE 26'0" x 12'0"

Cottage Ground Floor  
 SITTING ROOM/KITCHEN/DINING  
 ROOM 38'4" x 15'4"  
 BATHROOM 6'2" x 5'11"  
 Cottage First Floor  
 BEDROOM 38'4" x 10'0"

Outside  
 TRIPPLE GARAGE 33'0" x 20'10"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 5153 sq.ft. (478.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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