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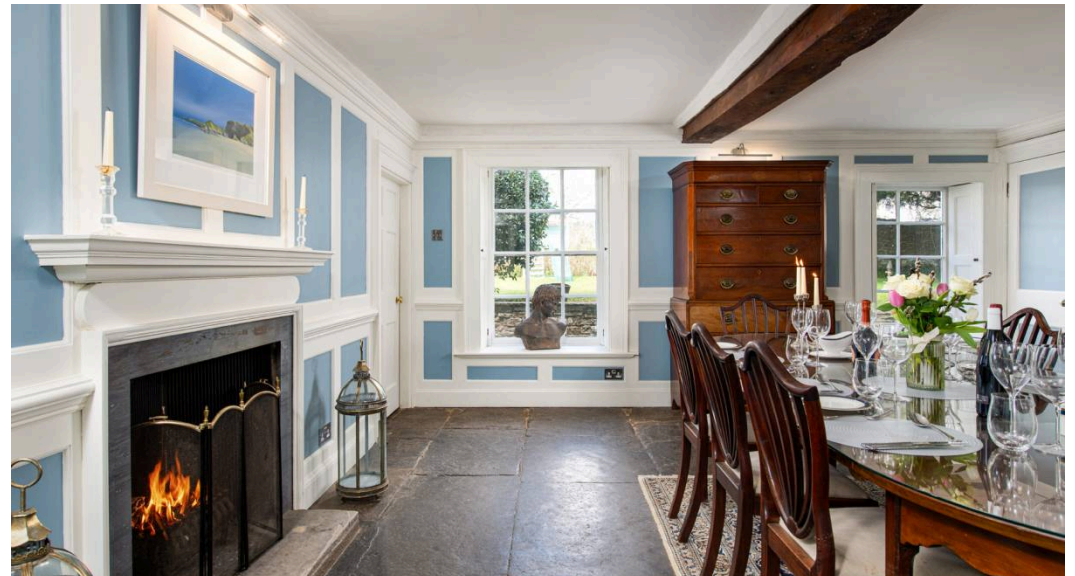
The Old Rectory
Hinton Blewett

 Peter Gcreateorex



An impressive Grade II Listed Georgian
country house with coach house annexe

Offers in excess of
£2,250,000



Overview

The historically significant Old Rectory is situated in the quintessentially English village of Hinton Blewett in Somerset

This gracious wisteria-clad Grade II Listed Georgian building occupies a private, peaceful and elevated spot, with fantastic views of the Mendip Hills. It has been extended and upgraded over the years, including a complete renovation project by the current owners to improve both the things you don't see (plumbing, alarm systems, cellars, gutters, tree works, rebuilding of perimeter wall and rewiring) as well as the things you do (Farrow & Ball paintwork inside and out, new bathrooms throughout, an indoor pool and 2 new apartments). The house is now an elegant, impressive, warm and welcoming family home, combining classic Georgian period features with modern design and convenience.

There are 8/9 bedrooms in all, 6 bath/shower rooms, 4/5 reception rooms, kitchen and pastry kitchen, a new 2 bedroom apartment on the top floor and a further luxury 2 bedroom self-contained apartment in the adjoining former coach house.

The property includes a stunning indoor heated swimming pool, a walled courtyard filled with sweet smelling shrubs perfect for summer entertaining, and is set in pretty, mature walled gardens surrounding the house, giving a high degree of privacy.





The Georgian features, which are evident throughout, have been preserved and enhanced and include beautiful, tall, rare 28 and 16 paned sash windows with working shutters, high ceilings, flagstone floors and attractive working fireplaces in the three rooms on the ground floor and two of the bedrooms and a bathroom on the first and second floors. A 6 door Aga sits in the Inglenook fireplace in the kitchen.

The modern bath/shower rooms have new fittings with high-quality finish.

A spacious entrance hall, with flagstone floor and elegant staircase leading to a galleried landing, gives access to the principal rooms.

The elegant and peaceful drawing room has two full length Georgian 28 pane sash windows overlooking the gardens to the front and side aspect, with recently laid solid oak flooring and covered radiators. The focus of this room is a stunning white marble fireplace.

A more informal sitting room with French doors to the garden can be found adjacent to the drawing room – it has a concealed pull-down double bed, allowing this room to be used as an additional ground-floor bedroom if needed.

Opposite this room is the library, fully lined with bookshelves, with original sash window with working shutters and a charming fireplace, making it warm and cosy as an office or tv snug in winter months.

In the oldest and central part of the house is an impressive beamed and panelled dining room again with flagstone floors and a working fireplace. Four doors lead through to the hall, back hall, back stairs, kitchen and breakfast room.

The back hall has another staircase with access to the back and upper floors of the house. Halfway up is a laundry room with plumbing for washing machines and ample space for hanging clothes with small window and sloping ceilings. There is also a downstairs cloakroom with WC and a large cellar with a huge safe door to a cupboard and plenty of space for storage.





with superb Master suite

including dressing area and Victorian style bathroom with bespoke vanity unit.

This dual aspect bedroom exudes Georgian splendour, with two full length 28 pane Georgian sash windows with working shutters, allowing the natural light to flood in and giving far-reaching views over the surrounding countryside. Additionally, there 2 large double bedrooms with high ceilings, one of which has an original fireplace and an adjoining room with beams and skylight, which would be suitable as a large dressing room, studio, office or nursery. There are 2 bathrooms, one of which has a full wall of fitted wardrobes and another fireplace.

On the second floor is a beautiful double bedroom with stunning views and another original fireplace. It also has its own large and impressive bathroom on this floor with walk in shower and feature bath.

Tucked away on the third floor is another apartment, with a newly installed navy galley kitchen, with Neff hob and oven, integral fridge, cupboards and new shower room, ideal for use by a nanny, teenagers or private office. The windows are smaller, but the views are probably the best in the house

The Carriage House has been converted by the current owners in 2023 into a 2 bedroom self-contained apartment, with luxury finish and is currently used as guest accommodation. An area of the garden has been fenced off (with moveable fencing), allowing guests to use pool, courtyard and garden in privacy.

Location

Convenient location within easy reach of Bath, Bristol and Wells.

The area is renowned for the quality of its schools. There are a wide range of outdoor pursuits available including walking in the Mendip Hills, sailing & fishing at Blagdon and Chew Valley Lake. Tourist attractions include Longleat and Wookey Caves, Bath races and rugby, Golf clubs, horse riding, local spas and gyms, steam trains, festivals and events.

Regular train services to London Paddington can be found from both Bristol Temple Meads (from 104 minutes) and Bath Spa (from 84 minutes). Bristol Airport is approx 10 miles away.

KEY FACTS

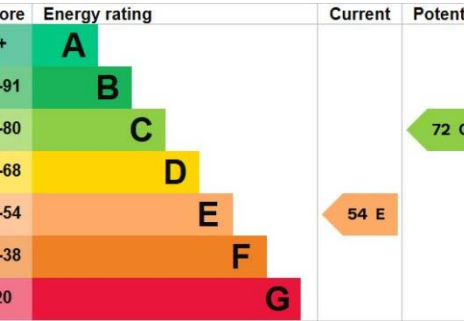
- Georgian Grade II Listed Country House
- 6/7 bedrooms in main house
- 2 bedrooms in luxury apartment
- 4/5 reception rooms
- Smallbone kitchen, pastry kitchen & breakfast room
- Indoor heated pool and garage/gym
- 7 fireplaces
- Gated access and just under 1 acre grounds
- Village location and views



Floorplan



These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Peter Greatorex Unique Homes have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.







Key Facts

- Freehold
- Mains Gas - Boiler for house and New separate Boiler for pool
- 4 electric water heaters
- Mains water and drainage
- Council Tax - Bath & North East Somerset, Band H





Seller Insight

Having a blended family with several children and grandchildren, the current owners of this home were seeking a big house in the country – it had always been a dream of theirs to own a Georgian rectory.

“It was the massive, beautiful Georgian windows that I first fell in love with, but this property has so many incredible features it was hard to take it all in. The Georgian grandeur is evident in the seven original fireplaces, high ceilings, sweeping staircases and panelling in the dining room, the oldest part of the house. Then there is the walled gardens – I just felt this home was perfect.”

The owners have undertaken extensive work on the rectory, spending around £750k on refurbishment and improvements to create a stunning period property that retains original features whilst providing for modern-day living. The extension has been converted by the current owners to house an indoor pool. There is also a flat at the top of the property and a luxury two-bedroom apartment, which provides separate living accommodation for a nanny, relative or even an Airbnb opportunity.

The sitting room is one of the owners’ favourite places to relax, with the big windows flooding the room with sunlight – it has a elegance to it yet retains a homely feel.

The Rectory sits on a little under an acre of land, mainly laid to lawn it is surrounded by ancient walls on three sides. The breakfast room opens onto the walled courtyard, a lovely place to sit and eat having been planted with an array of fragrant roses. The garden also has clever lighting that creates a magical setting as the evening draws in, whether you are entertaining or having a quiet night to yourself.



For more information please
get in touch with our team

PETER GREATOREX

TELEPHONE 01225 904999
INFO@PETERGREATOREX.CO.UK
4 QUEEN STREET, BATH, BA1 1HE



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The Apartment Company.Co.uk Limited Registered Office:
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