

Barley Brook House, Green Lane, Butcombe



A charming and well presented 19th century house with lovely gardens, adjoining field and outdoor swimming pool; situated in an idyllic rural setting one mile north of Blagdon Lake.

Summary of accommodation

Ground floor Reception hall | Drawing room | Dining room | Sitting room | Study
Breakfast kitchen with Aga | Utility room | Cloakroom | Boot room

First floor Principal bedroom with bath/shower room | 4 further bedrooms
Family bathroom and shower room

Second floor Bedroom 6 with en suite bathroom with over bath shower | Attic room

Outside Landscaped gardens | Parterre garden | Outside swimming pool | Summer house
Double garage block with garage/tractor store | Greenhouse | Stream | Ornamental pond
Adjoining field

In total 4.03 acres

Distances

Bristol 12 miles | Wells 13.5 miles | M5(J20) 9 miles | Blagdon Lake 1 mile
Nailsea/Backwell Rail Station 10 miles | Bristol Airport 4 miles | Cribbs Causeway Regional
Shopping Centre 17 miles | Bath 18.6 miles (All distances are approximate)





Situation

Barley Brook House is situated in a superb and peaceful, semi rural setting, surrounded by the undulating Chew Valley Countryside, one mile north of Blagdon Lake. Butcombe has a thriving community and includes a church and village hall. The village of Blagdon has a post office/stores, butcher shop, church, village hall, primary school and two public houses. The village of Wrington lies four miles to the northwest. Private schooling is available at Wells Cathedral, Millfield, Sidcot, Bristol and the Downs Preparatory School at Wraxall. Secondary schools available in the villages of Chew Valley, Churchill and Backwell.

Sporting

There is: sailing and fishing on Chew Valley Lake; Fishing on Blagdon Lake; Walking and Riding over the Mendip Hills; Racing at Wincanton and Bath. Local Golf clubs include Bristol & Clifton Gold Club, Burnham & Berrow and Mendip Spring Golf Club.

The Property

Barley Brook House is a delightful 19th century house extended and modernised in recent years. It has a most attractive mellow stone front elevation with painted brick quoins. Since 2014, when the present owners purchased the property, a new biomass boiler has been installed, integrated appliances replaced in the kitchen including an American-style fridge/freezer, a water softener installed, a log burning stove fitted in the drawing room, solar panels added, and the house generally updated, where necessary. The gardens and grounds have been beautifully landscaped including the development of a Parterre Garden, and a purpose designed pine summer house built overlooking the swimming pool, garden and a new aluminium greenhouse.

The interior is of simple elegance, and the atmosphere warm and friendly. All rooms have a wonderful outlook over its private garden to undulating countryside beyond. The rooms are well proportioned and light, some with ceiling cornices. The drawing room, sitting room, breakfast kitchen and study all open to the rear garden. The breakfast kitchen has a four oven oil fire Aga, walk-in larder and central island. A door opens from the kitchen to a covered walkway, ideal for use as a boot store, linking it with the utility room.

A fine staircase rises from the reception hall to the first floor. The principal bedroom, with en suite bath/shower room has wonderful views over the garden and adjoining field. There are four further bedrooms, shower room, and family bath/shower room. On the second floor is bedroom six with an en suite bathroom and a boarded attic room.

Outside

Barley Brook House is approached through a five bar gate which opens to a wide driveway, with EV charging point, providing parking for a number of cars. The substantial garage block at the head of the drive has a double garage with remote control electric door and loft over. Adjoining is a full height workshop/garden machinery garage.

The front garden is private and surrounded by dense hedgerow and trees. There is a large expanse of lawn with mown pathways, mature trees include a Walnut and a stream runs along the northern boundary.

The rear garden is a delight, very private and thoughtfully landscaped. It has been planned for colour, interest and texture and includes a well-established Parterre Garden with Medlar, Mulberry, Quince, crab apple and Olive trees. Timber arbours are adorned with mature climbing roses and there are deep shaped herbaceous and rose borders and level lawns. Raised stone beds are planted with a variety of shrubs and flowering plants. Ornamental trees include Cherry, Silver Birch, Home Oak and Spruce. Fruit trees include apple, pear, and plum. Outside the sitting room and breakfast area are paved areas ideal for entertaining overlooking the garden with lovely views. The rear garden gives pedestrian access to the field.

Screened from the Parterre Garden by a mature rose hedge is the outdoor pool and summer house with superb views across the garden to the surrounding countryside. The pool is not heated but plumbing is in place to connect to a air source heater. The recently constructed summer house, with filtration plant and adjoining garden store, has substantial posts supporting an overhang which are clad with climbing roses and a grapevine. Adjacent is a new aluminium greenhouse.

The Land

The adjoining field lies to the north of the house and gardens and has vehicular access over the entrance drive and to the west of the garage block. The views are superb. Several young trees have been planted here.

Directions (BS40 7US)

When in Butcombe from the A38 direction, pass the turning signed to the church. Follow the road around to the right signed Blagdon into Mill Lane (unmarked). Take the next left-hand turn into Green Lane (unmarked) signed Nempnett Thrubwell. The entrance to Barley Brook House is seen after about 200 yards on the left-hand side.



Property information

Services: Mains water, electricity and drainage are connected. Central heating provided by a Biomass boiler. Oil fire Aga. Solar panels. EV charging point. Double glazed windows. Broadband provided by Truespeed.

Local Authority: North Somerset Council

Council Tax Band: G

Tenure: Freehold

EPC: D

Guide Price: £1,800,000

Viewings

By appointment through sole selling agent Knight Frank.



Approximate Gross Internal Floor Area

Main House = 423 sq m / 4,553 sq ft

Garage Block = 105 sq m / 1,130 sq ft

Outbuilding = 22 sq m / 236 sq ft

Total Area = 550 sq m / 5,919 sq ft

Outdoor Swimming Pool = 41 sq m / 441 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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