



The Old Rectory, Butcombe, North Somerset

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A Grade II listed former rectory with adjoining cottage, situated in an elevated setting with commanding south west facing views to the Mendip Hills.

## Summary of Accommodation

**Ground floor** Entrance vestibule | Reception hall | Drawing room | Sitting room  
Kitchen/breakfast room | Study | Games/family room | Utility room | Cloakroom

**First floor** Principal bedroom with adjacent dressing room | 5 further double bedrooms  
2 bathrooms

**Adjoining Cottage** Hall | Sitting room | Kitchen | Bathroom | First floor bedroom

**Outside** Formal gardens | Mixed orchard | Kitchen garden

Former coach house with single garage and workshop with loft room over

In all about 1.2 acres

## Distances

Bristol 12 miles | Blagdon and Blagdon Lake 2.5 miles | Wells 12.5 miles | Bath 19.5 miles  
Bristol Airport 3.3 miles | Bristol Temple Meads 11.5 miles | M5 (J19) 13 miles  
Cribbs Causeway Regional Shopping Centre 19 miles (Distances are approximate).

## The Property

Butcombe is a small and peaceful village with a strong community about one mile north of Blagdon and Blagdon Lake. It has a church and a village hall. Blagdon has a general stores/post office, butcher, two public houses and a primary school. Wrington, with a number of village amenities, is about 4.5 miles.

The Old Rectory is situated opposite the church, in an elevated and private setting, commanding superb south west facing views, across its lawn and over a gentle valley of farmland to the Mendip Hills. It is Grade II listed and dates from the 1600's with 18th century and 1867 alterations and additions.





There are many fine features appropriate to its period including stone and period fireplaces, beamed ceilings, window seats and window shutters, stone archways and stone mullion windows.

The interior has a warm and friendly atmosphere and the majority of rooms, with all principal rooms, looking over the valley.

The entrance vestibule with heavy arched door set in a stone archway leads into an impressive central reception hall with beamed ceiling, gallery landing and a fine turning staircase rises to the first floor. The drawing room is a lovely well proportioned room with period stone fireplace, window seat and a superb view over the valley to the Mendip Hills. The comfortable sitting room overlooking the drive has a fireplace with period grate and a window seat. Both the kitchen/ breakfast room and study overlook the valley. The 29' kitchen/ breakfast room is fitted with a four oven Aga and painted wood units with a secondary staircase leading to the first floor and a door leading out to the garden. The study, in the oldest part of the house, is particularly atmospheric and has an arched stone fireplace fitted with a log burning stove. The current games/family room could easily provide use as a dining room.

The first floor, with gallery landing, is split level. Off the upper level is the principal bedroom with stunning views and an adjacent dressing room. There is a further bedroom and bath/shower room. Four further bedrooms, all with lovely views and family bathroom are located off the main landing.

## Adjoining Cottage

Adjoining the house, across a part cobbled and paved courtyard is the self contained cottage. The ground floor has a hall, sitting room with a log burning stove, kitchen and bathroom. The first floor has one bedroom.

## Outside

The Old Rectory faces south west and is approached over a sweeping drive that leads to the front of the house, with a parking area. Beside the drive, an extended stone and tile former coach house/outbuilding provides a single garage and workshop with a loft room over. An inner part cobbled courtyard leads to the cottage and to a side entrance into The Old Rectory.

The private gardens to the west and south take advantage of the stunning views over the valley. To the south west is a large expanse of level lawn with deep shaped herbaceous borders and a variety of shrubs and ornamental trees.





To the south east is a mixed orchard of apple, plum, pear and greengages. There is a productive kitchen garden with greenhouse.

In all the property extends to about 1.2 acres.

## Additional Land

Adjoining the garden is a paddock of about 1.5 acres of glebe land, which the owners currently rent from the church. This arrangement would require separate negotiation with the church in order to continue with the new owner.

## Directions (BS40 7UX)

From the Bristol direction pass Bristol Airport and turn left into New Road. Take the first turning right signed Butcombe. Follow the road into Butcombe. Turn left signed Village Hall into The Batch and ascend the hill. Pass the church on the left hand side and the entrance to The Old Rectory is seen immediately on the right hand side.

## Property information

**Services:** Main water, electricity and drainage are connected to the property. Oil fire central heating. Broadband provided by Truespeed.

**Local Authority:** North Somerset Council Tel: 01934 888 888

**EPC:** E

**Council Tax Band:** H

**Viewing:** Strictly by appointment only with agents Knight Frank.





## Approximate Gross Internal Floor Area

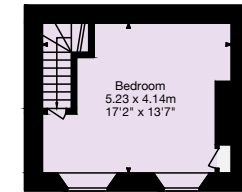
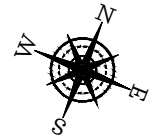
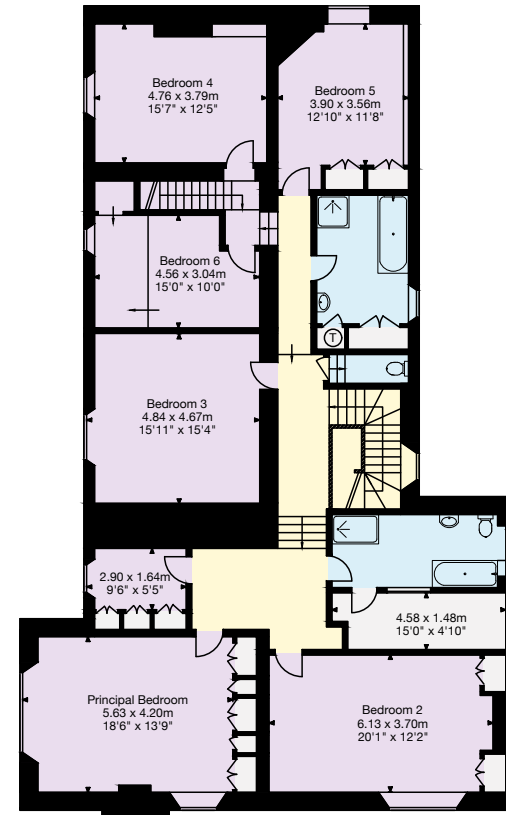
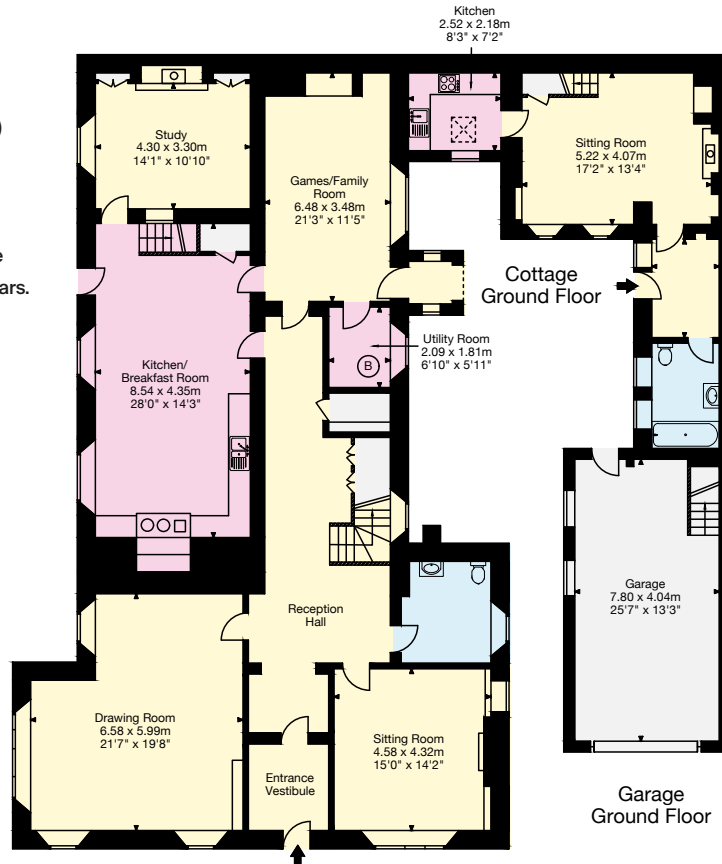
Main House = 412 sq m / 4,434 sq ft

Coach House = 62 sq m / 667 sq ft

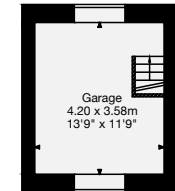
Garage = 46 sq m / 495 sq ft

Total Area = 520 sq m / 5,596 sq ft  
(Including areas of restricted height)

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.



Cottage First Floor



Garage First Floor

First Floor

Knight Frank Bristol  
Regent House  
27A Regent Street  
Clifton  
BS8 4HR  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
Freddie Wright  
0117 317 1997  
[freddie.wright@knightfrank.com](mailto:freddie.wright@knightfrank.com)



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Particulars dated November 2022. Photographs and videos dated November 2022 and June 2023.

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