

Star House

Breach Hill Common, Chew Stoke



An attractive and well-presented period house in an elevated rural setting with stunning views over unspoilt countryside to Blagdon Lake, with roof terrace, annexe, shepherd's hut and paddock

Chew Stoke Village 2 miles. Chew Valley Lake 5.5 miles. Bristol 8 miles. Wells 10 miles. Bath 17 miles. M5 (J19) 16 miles. Temple Meads Rail Station 10.8 miles. Backwell Rail Station 9.4 miles. (Distances and times approximate).



Summary of accommodation

Main House

Ground Floor: Entrance porch | Sitting room | Garden room | Dining room | Breakfast kitchen | Utility room
Cloakroom | Potential family room

First Floor: Principal bedroom with en suite shower room | Bedroom with en suite bathroom | 2 further bedrooms
Family bath/shower room | Study/landing | Roof terrace overlooking Blagdon lake

Annexe

Ground Floor: 38 foot Open plan sitting/dining/breakfast kitchen | Shower room

First Floor: 38 foot bedroom

Shepherd's Hut

Open plan living/kitchen/bedroom | Shower room

Garden and Grounds

Gardens | Roof terrace | Detached garage block with adjoining workshop/store | Detached annexe | Shepherd's Hut
Kitchen garden | Paddock

In all 2 acres



Situation

(Distances and times are approximate)

Chew Stoke is situated in the Chew Valley at the northern edge of the Mendip Hills designated as an Area of Outstanding Natural Beauty and is within the Bristol and Bath green belt. The hamlet of Breach Hill is about two miles southwest of Chew Stoke.



Chew Stoke has a church, primary school, church hall, public house and village shop and there is fishing and sailing on the well-known Chew Valley Lake. Chew Magna has a wide range of interesting shops, a supermarket and medical practice. There are three public houses.



There is secondary schooling available at Chew Valley School. Private schooling available at The Downs Preparatory School at Wraxall, Wells Cathedral, Sidcot Quaker School at Sidcot, Millfield at Street and an excellent choice in Bristol



The Property

Star House is thought to be about 200 hundred years old, and in its earlier years was once a public house, known as the Star Inn. It is situated in an elevated position adjoining farmland along a country lane. From the rear of the property there are panoramic views over a valley of countryside and towards the west, over Blagdon Lake.

The present owners purchased the property in 2019 when in need of considerable updating. The accommodation has been imaginatively altered and extended to create a contemporary finish yet retaining a period atmosphere. The accommodation is light and in particular, the breakfast kitchen, sitting room and sunroom, which link, have all been designed to take advantage of the stunning view over the valley towards Blagdon Lake.

There are herringbone solid oak floors, exposed stone walls and window shutters. An inglenook fireplace in the dining room has a raised log burning stove. The bespoke breakfast kitchen with central island and breakfast bar has integral appliances including cabinet fridge/freezer, two ovens, hob and hot water tap. The superb sunroom, with roof terrace above, has a log burning stove and large sliding glazed floor to ceiling windows open to the garden. One unfinished room has potential for use as a family room or playroom.

On the first floor the principal bedroom has an en suite shower room and glazed double doors open to the roof terrace with breathtaking views. There are three further bedrooms, one with en suite bathroom, and family bath/shower room. All bath and shower rooms are contemporary and most attractively fitted. The study/landing has been reconfigured from a fifth bedroom and opens to the sun terrace which has a glazed balustrade, with stunning views.

The Annexe

Lying to the north east of the house is the detached annexe.

The ground floor is open plan and the 38' floor open plan floor space provides sitting/dining and kitchen area, with a shower room off. A spiral staircase rises to the first floor with one bedroom.

Shepherd's Hut

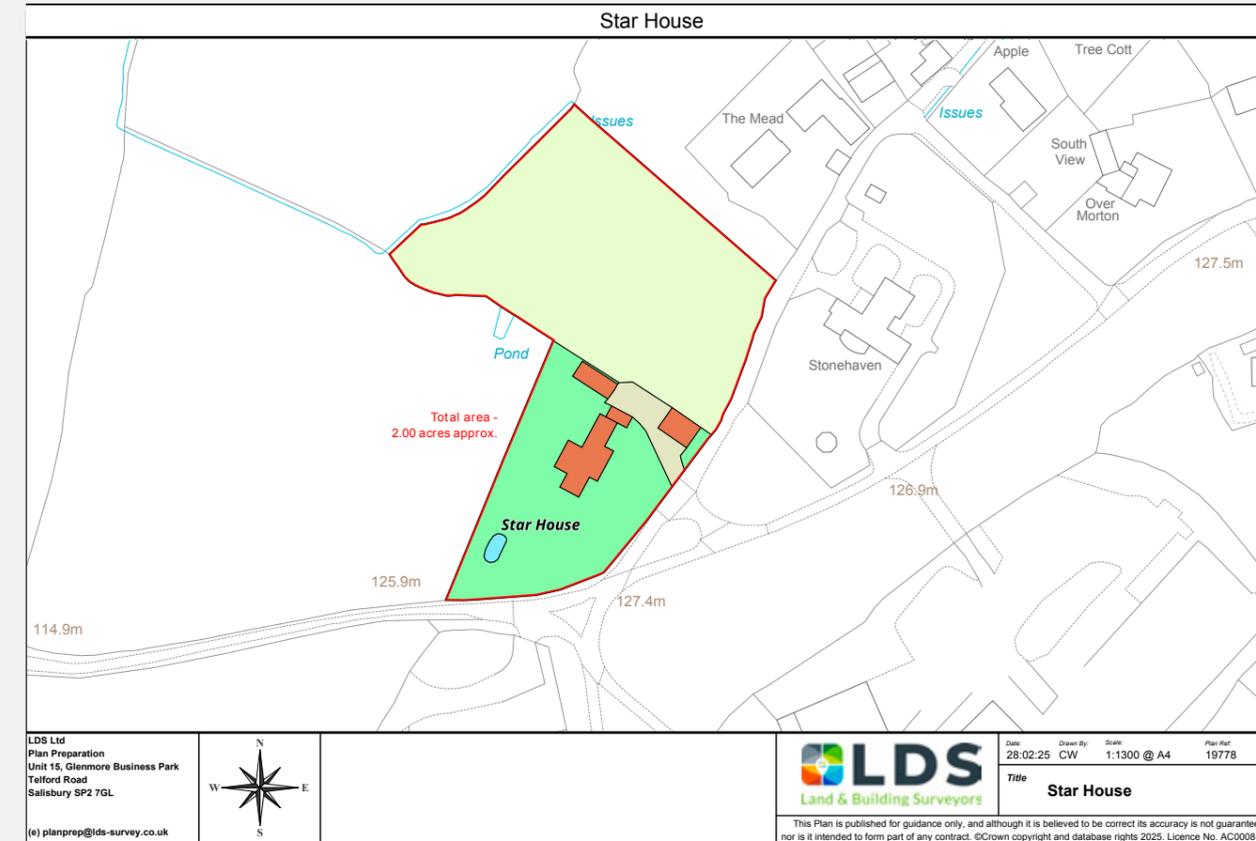
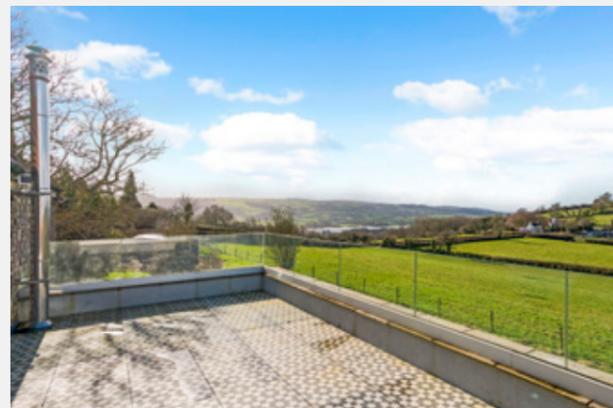
The Shepherd's Hut is strategically positioned to the west, capturing the view of Blagdon Lake. It is cleverly and comfortably designed to provide an open plan kitchen/living/bedroom area with separate shower room.

Outside

The property is approached through double gates opening to a drive providing parking for a number of cars. Beside, is a detached stone and tile double garage block with adjoining wood store/workshop currently used as a gym. Note : Gym equipment and sauna are not included.

The front garden has areas of level lawn with a central pathway, and paved walkways. There are beds and borders of ornamental shrubs, flowering plants and a variety of trees intersperse the lawns. Mature trees and a natural stone wall form the southeastern boundary. Around the garden, trees include Hazel, Wisteria and Eucalyptus. Fruit trees include Apple and Plum.

The low maintenance rear garden has stunning views over miles of countryside and across Blagdon Lake, and is principally laid to lawn. A shaped stone base area, with cobble style stones, has a built-in stone table and stone benches specifically designed to take advantage of the view. It is an ideal entertaining area.



A well-designed kitchen garden with pathways in the north corner of the garden has a soft fruit area containing raspberries, gooseberries, strawberries and redcurrants, and pathways divide the vegetable beds.

The Paddock

The adjoining paddock is accessed either from the kitchen garden, or has separate vehicular access from the lane.

In all the property extends to 2 acres.

Property Information

Tenure: Freehold

Services: Main water and electricity connected. Oil fire central heating to house and annexe. Private drainage. Underfloor heating to dining room, sitting room, garden room and breakfast kitchen. Broadband currently provided by TrueSpeed.

Local Authority: Bath & North East Somerset:

Tel : 01225 477000

Council Tax: Band G

EPC: D

Guide Price: £1,595,000

Directions: When in Breach Hill Lane, travel to the Obelisk. Continue for about 0.8 mile and Star House is seen along on the right-hand side.

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

Main House = 351.8 sq.m / 3,787 sq.ft

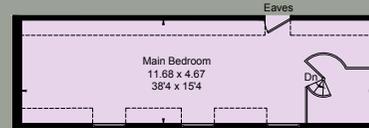
Outbuilding = 170.2 sq.m / 1,832sq.ft

Main House = 522 sq.m / 5,619 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.



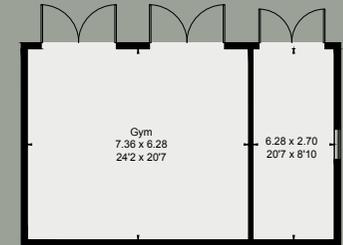
Annexe - Ground Floor



Annexe - First Floor



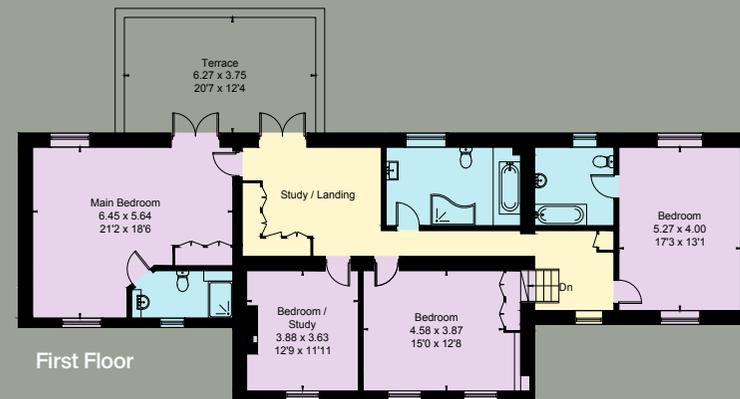
Shepherd's Hut
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Bristol

1 The Mall

Clifton

BS8 4DP

knightfrank.co.uk

I would be delighted to tell you more

Robin Engley

01173 171996

robin.engley@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2025. Photographs and videos dated February 2025.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.