

Le Frye House

Nailsea Court, Chelvey Road, Chelvey, North Somerset





A beautifully presented Grade I listed house with paddock, forming part of Nailsea Court, situated in a hidden park-like setting and approached over a long impressive tree lined drive.

Bristol 10 miles | Bristol Airport 5 miles | Nailsea 2.5 miles | Nailsea & Backwell Rail Station 2.8 miles
M5 (J19) Northbound 10.8 miles | M5 (J20) Southbound 7 miles
Nailsea & Backwell Station to London Paddington 2 hours 30 mins
(Distances and times approximate).

		
5	4	2

Summary of accommodation

Main House

Ground Floor: Dining hall | Drawing room | Kitchen/breakfast room with Aga | Boiler/laundry room
Utility room | Cloakroom

First Floor: Principal bedroom with walk in wardrobe and bath/shower room | Second bedroom | Shower room

Second Floor: 3 further bedrooms one with en suite shower room | Family bath/shower room

Garden and Grounds

Walled courtyards | Garden | Parking | Paddocks | Former grass tennis court | Stone and tile garage
Stone and tile 39' barn

In all approximately 1.54 acres

Situation

(Distances and times are approximate)

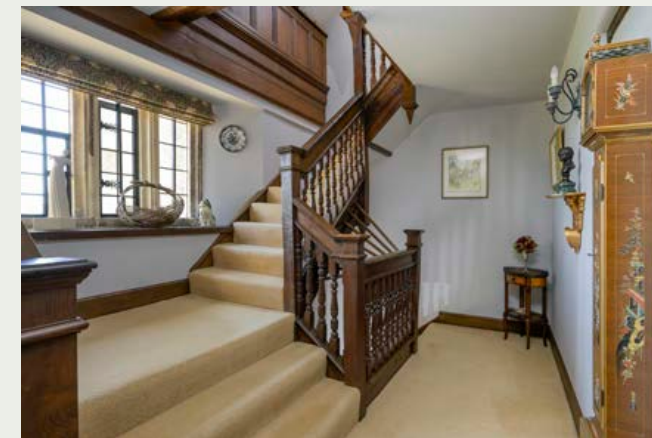
Chelvey is a quiet and pretty hamlet comprising mainly period property located southwest of Bristol and about one and a half miles west of Backwell. It has a Grade I listed church. Nailsea Court is approached over a very impressive and sweeping tree lined long drive, creating its tranquillity and privacy. The open views looking over the woods on the northern slopes of the Mendip Hills are superb.



Backwell is a pleasant small village with the usual amenities including a farm shop nearby. Nailsea has an excellent range of shopping facilities including a Waitrose store, fish merchant, pharmacies and numerous cafes and restaurants.



The Backwell Academy is Ofsted rated 'good'. Private schooling is available in Bristol, Sidcot and the Downs Preparatory School at Wraxall. There are two primary schools in Backwell both rated 'outstanding' by Ofsted.



Historical Note

Nailsea Court belonged in the thirteenth and early part of the fourteenth century to a family name Le Frye of Nailsea. It was built as an English Manor house. Pevsner (The Buildings of England: North Somerset and Bristol) describes the house as “historically highly instructive and interesting”.

Around 1331 the estate was sold to Robert ‘de la More’, later the “Blythemores”. Little work of the fourteenth century remain except the chimney-piece of the original kitchen concealed behind the panelling in the library, currently the drawing room of Le Frye House. The bread oven is hidden behind an opening panel.

In 1574 Queen Elizabeth I came to Bristol and it is thought she visited Nailsea Court. This date is inscribed on a chimneypiece in Le Frye House together with the initials GP and EP the parents of Richard Perceval.

Richard Perceval, who was a friend of Robert Cecil, later Earl of Salisbury was appointed to decipher papers captured from a Spanish ship regarding the forthcoming Armada. He presented the papers in person to the Queen who was so pleased with him that she made him ‘secret Remembrancer” and gave him a pension of 800 marks a year for life.

In later years the daughter of the then owner Major Nathaniel Wade, introduced Alexander Selkirk to tell his story to her friend, Daniel Defoe, who was staying at the house, resulting in the Robinson Crusoe story.

Over time the Court became a farmhouse and gradually fell into disrepair. In 1906, when Commander Evans bought the house it took seven years to restore under the guidance of Arthur L Stratton an architect and expert on Tudor houses.



Le Frye House

Le Frye House is the east wing and faces east and south, with wonderful open views across its park-like setting to open countryside, wooded hills and the adjoining land has excellent views of the surrounding countryside including to the Tyntesfield Estate at Wraxall (National Trust).

The present owners purchased the property in 2017 and have made major improvements to the exterior and interior including installing an excellent bespoke craftsman built kitchen with integrated appliances, and fitting an electric Aga into a large inglenook fireplace, complete with original settles on each side. Bath and shower rooms have been replaced where necessary. The interior is beautifully presented and has a lovely warm and friendly atmosphere.

All original features have been extremely well preserved. There are wood floors, stone mullion windows and window seats, wood panelled walls, oak panelled doors, beamed ceilings, and a fine oak staircase in the inner hall rises to the first and second floors. There is a secondary turning staircase in the breakfast kitchen that leads to the first and second floors.

The drawing room is a particularly atmospheric room, with four oak panelled walls and a stone fireplace fitted with a log burning stove. From the dining hall, an original solid oak door opens onto a flagstone courtyard garden. The first floor has the main bedroom suite, a bedroom and bath shower room and on the second floor, there are three bedrooms, one with en suite shower room and family bathroom.

Nailsea Court

Nailsea Court consists of a main three storey block with two wings with gabled roofs. The construction of the building includes four phases: the 15th century, the Elizabethan era, the 17th century and a restoration in the early 20th century.

The interior has been changed many times since its construction. The building was split into three houses in 2000.

Outside

Nailsea Court is approached over a most impressive and long sweeping drive, creating its privacy and park-like setting. The open views over miles of countryside are outstanding.

As you enter the property through the well manicured hedge you are on a large flagstone courtyard known as Pump Courtyard, which runs the length of the property on the East side. It has a substantial wall surrounding it with a set of stone stairs going to the north side of the house and dedicated parking spaces with a stone and tile garage adjoining the house.

Immediately at the rear of the House is an enclosed flagstone courtyard garden.

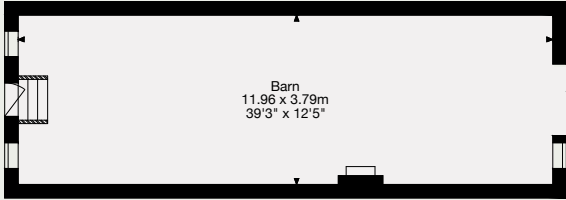
Opposite the entrance courtyard is a large area of level lawn, once a grass tennis court. Adjacent to this area, through a white wooden gate is access to a small part walled paddock with raised beds and fruit trees, with a detached stone and tile 39' barn.

From the rear of the property, over a gravelled area, there is vehicular access to a paddock surrounded by recently rebuilt dry stone walls and farmland with superb open views.

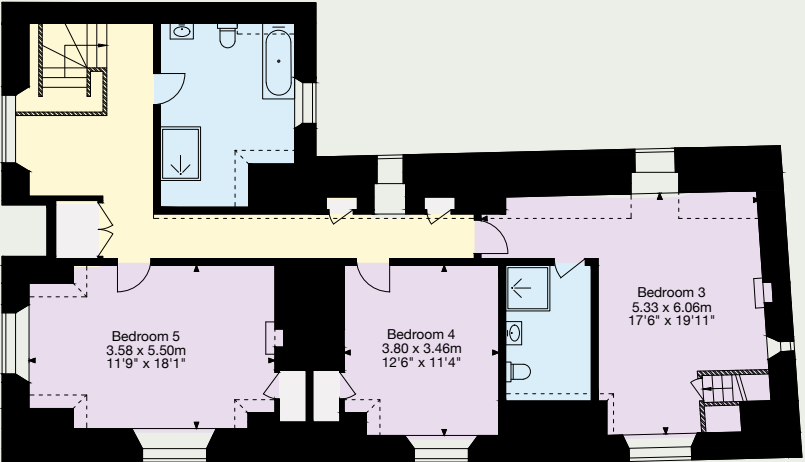


Approximate Gross Internal Floor Area
Main House = 343 sq m / 3,692 sq ft
Garage = 19 sq m / 204 sq ft
Barn = 45 sq m / 484 sq ft
Total Area = 407 sq m / 4,380 sq ft

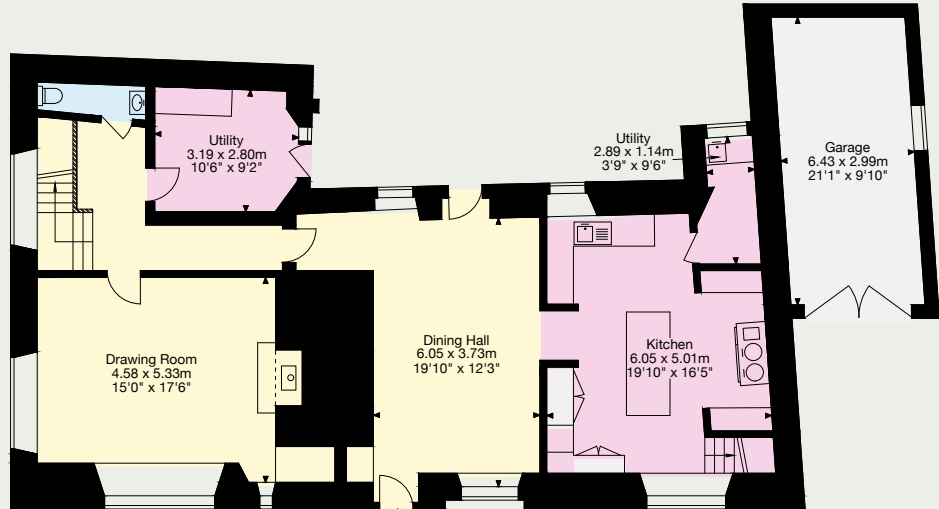
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



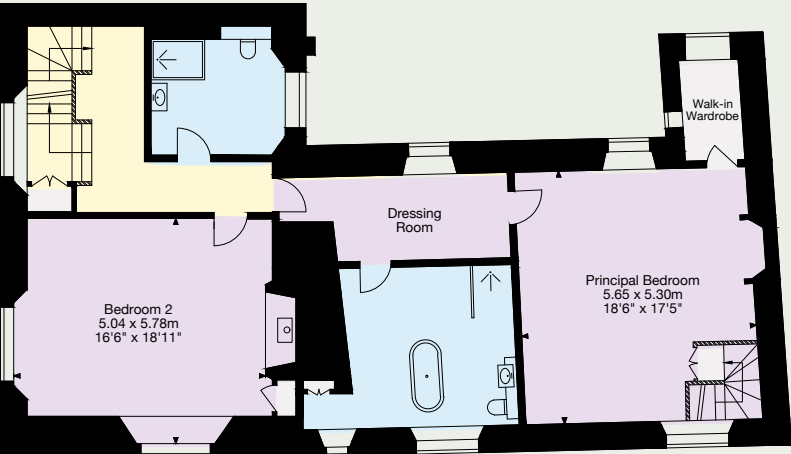
Outbuilding



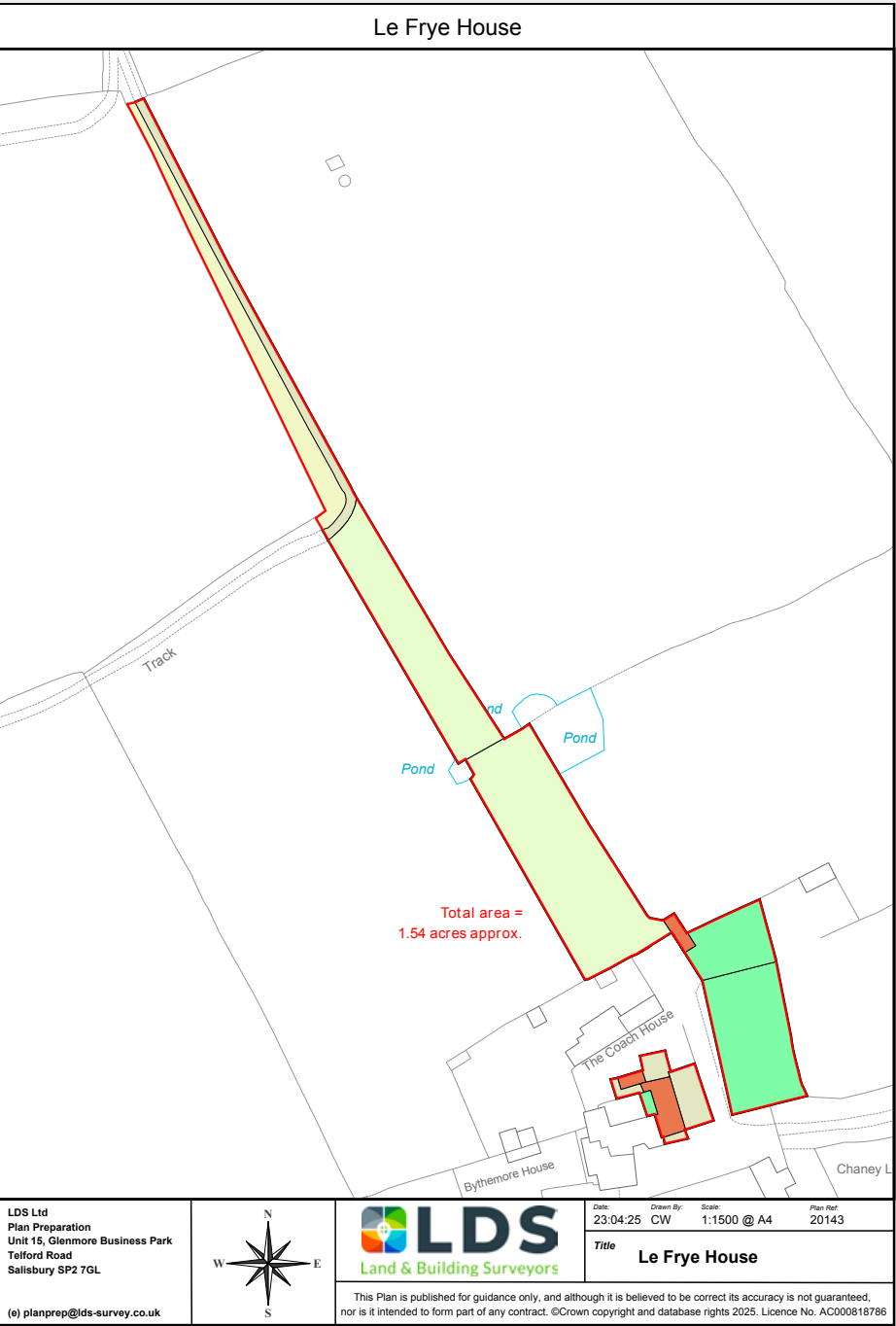
Second Floor



Ground Floor



First Floor



Property Information

Tenure: Freehold.

Services: Mains water and oil fired central heating. New boiler installed in 2017.
Broadband currently provided by Gigaclear.

Local Authority: North Somerset Council

Council Tax: Band G

EPC: E

Guide Price: £1,250,000

Directions (BS48 4DL): When in Chelvey Road from the Backwell direction, pass St. Bridget's church. The entrance to Nailsea Court is seen about 0.50 mile from the church, on the left-hand side through two white gates. Pass four cottages and follow the drive to the top where Le Frye House is the first house seen.

The vendors pay a charge of £100 per month as their contribution to the communal upkeep i.e. drive, collection of fallen leaves, mowing the communal lawn in front, and looking after the gravel in front.

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



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1 The Mall
Clifton
BS8 4DP

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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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Particulars dated April 2025. Photographs and videos dated April 2025.

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