

# Knowle House

Knowle Hill, Chew Magna, Bristol





# An impressive Grade II listed house situated in an elevated position commanding stunning views over its land and across Chew Valley Lake.

Bristol 11 miles, Bath 12 miles, Wells 13 miles, Bristol Airport 8.5 miles, M4 (J18) 22 miles, M5(J19) 16 miles  
Bristol Temple Meads Rail Station (London Paddington) 11.5 miles  
(Distances and times approximate).



## Summary of accommodation

### Main House

**Ground Floor:** Reception hall | Drawing room | Dining room | Study with balcony | Pantry | Cloakroom

**Lower Ground Floor:** Family room | Breakfast kitchen with Aga | Garden room | Utility room  
Cloakroom | Boiler room

**First Floor:** Bedroom with en suite and two further bedrooms with separate shower room and WC

**Second Floor:** Principal bedroom with dressing area and en suite bathroom and separate shower room  
Further bedroom with en suite bathroom

### Outside

Walled front garden with lawn turning circle and parking | Landscaped rear gardens | Garden store  
Double Garage | Adjoining field

In all about 6.31 acres



## Situation

(Distances and times are approximate)

Knowle House is an imposing house situated at the top of Knowle Hill commanding a panoramic view to the south and west over its garden and land, across Chew Lake and beyond to the undulating Chew Valley countryside. The village of Chew Magna is a about 1.5 miles away.



Chew Magna has a range of shopping facilities including supermarket and deli, post office, butcher shop, pharmacy and café. There are three public houses, two churches and a village hall.



There is a primary school, and the Chew Valley School is rated as good by Ofsted. There is an excellent choice of private schools at Bristol and Bath, and also at Wells Cathedral, Millfield in Street, Sidcot Quaker School at Sidcot, and The Downs Preparatory School at Wraxall.



There are numerous walks through the surrounding countryside, including around the lake and the Three Peak Walk. There is walking and riding over the Mendip Hills and sailing and fishing on Chew Valley Lake.



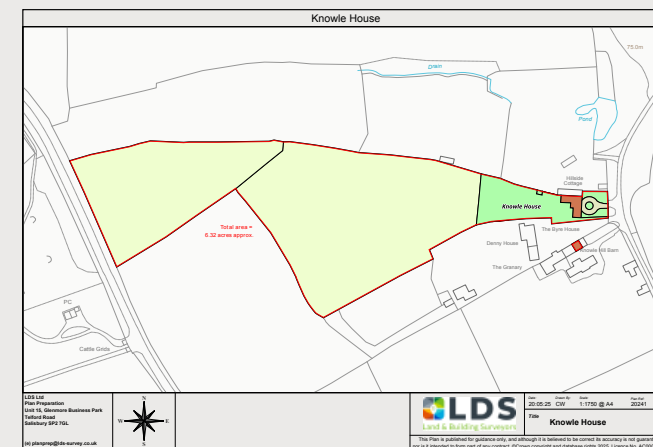


## The Property

Knowle House is believed to date from 1763 and is Grade II listed. The house has natural stone elevations with stone quoins and four bay windows under a tiled roof. A heavy panelled entrance door is surmounted by a stone pediment. The present owners purchased the property in 2018 and have since refurbished the property, including installing an excellent bespoke and craftsman-built kitchen by Valentino and new electric Aga with induction hob unit, and integrated appliances, together with a modern utility room. A concealed pantry off the drawing room has been created with external door, two log burning stoves have been fitted, all bathrooms or shower rooms have been upgraded where necessary, and where appropriate, lime plaster has been applied. Externally, the gardens have been landscaped, and a mixed orchard planted. Internally, the house has been attractively redecorated and is very well presented. The comfortable accommodation is arranged over four levels and all rooms have lovely views, either over Chew Valley Lake, or the surrounding Chew Valley. The interior has a wonderful warm and friendly atmosphere. Many original features appropriate to the period remain and include panelled walls, simple and ornate ceiling cornices, and working shutters, all in old pitch pine. There are period fireplaces, a combination of oak, flagstone, and quarry tiled floors.

The central reception hall is striking. The elegant drawing room and dining room each with bay window, lie either side, and the attractive staircase rises easily to half landings and all levels, and down to the breakfast kitchen and family room. Off the drawing room is a newly created pantry concealed behind double doors. The study has a balcony overlooking the lake. On the lower ground or garden floor, a French door opens to the garden from the family room, as does the garden room. The breakfast kitchen, which has an open access to the garden room looks on to immediate garden. On the first floor are three bedrooms, one with en suite shower room, and a further family shower room. Two of the bedrooms each have a bay window and have an attractive outlook over the front turning circle to woodland beyond. On the second floor, the principal bedroom suite takes complete advantage of the spectacular view over Chew Valley Lake. The dressing area conceals access to the en suite bathroom which has a separate shower room. There is a further bedroom with en suite bathroom. All bedrooms have lovely views.





Knowle House is approached over a cattle grid and through a gated entrance on stone pillars which leads to a lawn turning circle and gravel drive providing parking.

The walled front garden has shaped borders planted with shrubs contained behind box hedging. An access at the south of the house leads to two adjoining single garages. Since 2018, the gardens have been re-designed and landscaped. The views over the garden and land to the lake are superb. Immediately outside the garden room and kitchen is a shaped paved area and terrace ideal for entertaining. Steps lead down from the terrace to a rose border and a large expanse of lawn which leads down to the field. Along the southern boundary is a deep shaped herbaceous border including ornamental shrubs and trees. Beyond is a young mixed orchard planted with pear, apple, plum and cherry. Adjoining, also with access from the house, is a lean-to boiler room/potting store. In the garden, is a detached timber garden store with tiled roof.

A public footpath crosses over the approach access to the double garage owned by Knowle House. This approach access is not owned by Knowle House. There is no footpath within the curtilage of Knowle House.

Adjoining the garden is a field divided into two paddocks which leads down to Walley Lane (the lake road) off which there is vehicular access.

Water is connected to a trough.

<b>Services:</b> Main water and electricity connected. Private drainage. Electric Aga. Oil fire central heating.	on the right-hand side after about 0.75 mile. From the lake direction, travel along Knowle Hill and the entrance to Knowle House is seen after 0.75 mile on the left-hand side. The house is set back overlooking its turning circle.
<b>Tenure:</b> Freehold	
<b>Local Authority:</b> Bath & North East Somerset	
<b>Council Tax Band:</b> H	<b>Guide Price:</b> £2,250,000

**Directions (BS40 8TF):** When in Knowle Hill from the Chew Magna direction, the entrance to Knowle House is seen appointment only through the vendor's selling agents, Knight Frank LLP.



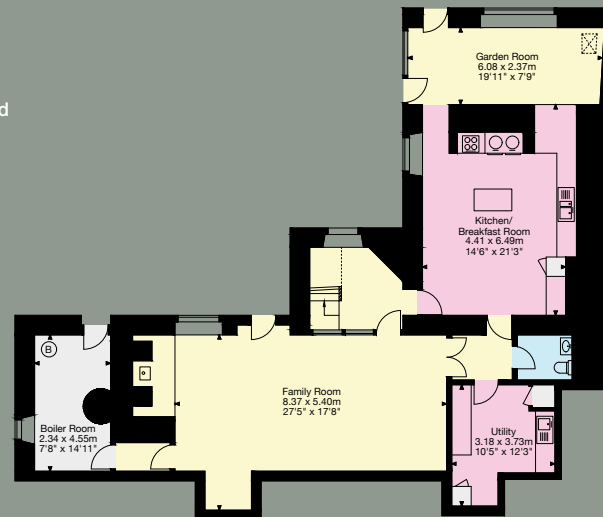
### Approximate Gross Internal Floor Area

Main House = 440 sq.m / 4,736 sq.ft

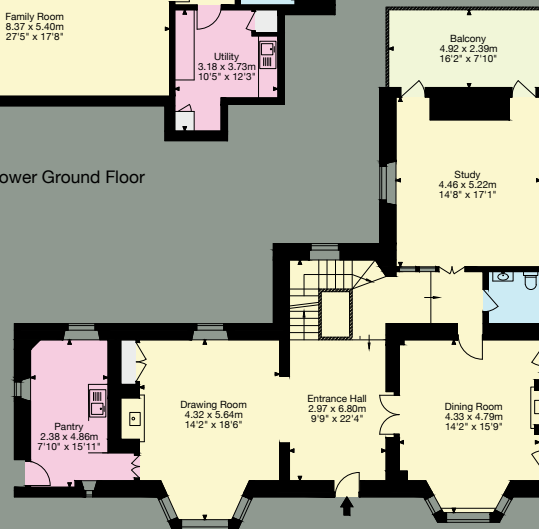
Garage = 30 sq.m / 327 sq.ft

Total Area = 469 sq.m / 5,057 sq.ft

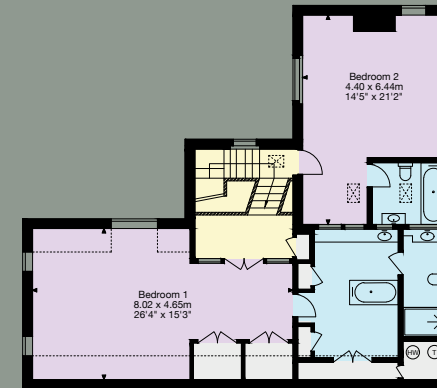
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



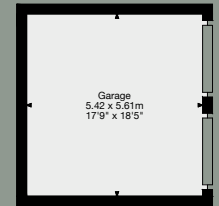
Lower Ground Floor



Ground Floor



Second Floor



Garage



First Floor

Bristol

1 The Mall

Clifton

BS8 4DP

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I would be delighted to tell you more

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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 June 2025. Photographs and videos dated June 2025.

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