



## MANOR HOUSE

Hinton Blewett, Bristol, BS39 5AN








## AN EXCEPTIONAL GRADE II LISTED GEORGIAN COUNTRY HOUSE SET IN EXQUISITE LANDSCAPED GROUNDS IN THE HEART OF THE CHEW VALLEY'S COVETED COUNTRYSIDE.

Manor House is an outstanding Grade II listed Georgian residence set in 3.93 acres, quietly nestled in the centre of the village of Hinton Blewett, within easy reach of Bristol, Bath and Wells.

Beautifully presented period property enjoying stunning formal gardens, paddock, walled garden and a range of useful outbuildings including Coach House, stabling / home office, garaging and Summer House.

			EPC
7	4	7	E

Local Authority: Bath and North East Somerset Council

Council Tax band: H

Guide Price: £3,295,000

Services: Main water and electricity connected. Mains gas central heating.

Broadband: Currently provided by Truespeed.



# THE PROPERTY

Dating from the late 1700s and enhanced during the 19th century, this magnificent home combines architectural splendour with contemporary luxury, offering over 8,000 sq ft of beautifully appointed accommodation across three floors.

Approached via automated gates and a sweeping private drive, the house is framed by mature trees and landscaped gardens. The entrance hall immediately sets the tone, with its original natural stone floor and grand proportions. To one side is an opulent drawing room, to the other, a spectacular walnut kitchen fitted with a 5-oven AGA, Fisher & Paykel appliances, and a large marble-topped breakfast bar. A Bathstone fireplace, aged oak floors and sash windows with working shutters all enhance the space, while glazed doors connect seamlessly to the gardens. There are five reception rooms in total, each distinct in character. A sunny morning room, elegant dining room with Bathstone fireplace and garden access, and a cosy sitting room with a wood-burning stove. A scullery, complete with bread oven and flagstone floor, provides secondary kitchen facilities. A pantry and cloakrooms complete the ground floor.

Below, the vaulted cellar has been partially converted into a home cinema with soundproofed flooring and retains its original wine vaults. The remaining area houses a state-of-the-art zoned heating system including new boilers. On the first floor, a spectacular principal suite comprises a grand bedroom with garden views, a beautifully finished bathroom with freestanding bath and large shower, along with a generous dressing room. This floor offers 4 further bedrooms with two guest shower rooms. The second floor boasts a further bedroom and ensuite bathroom plus additional storage.

# OUTSIDE

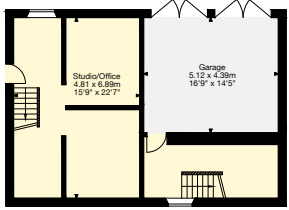
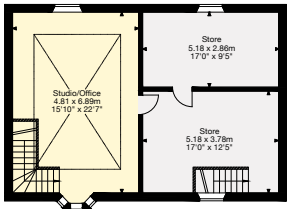
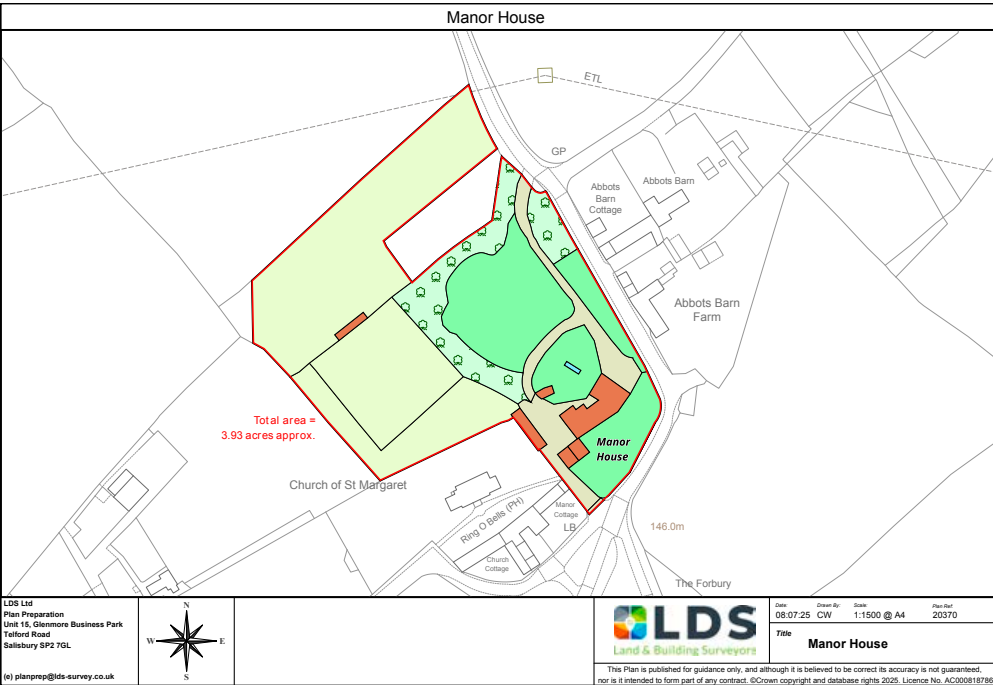
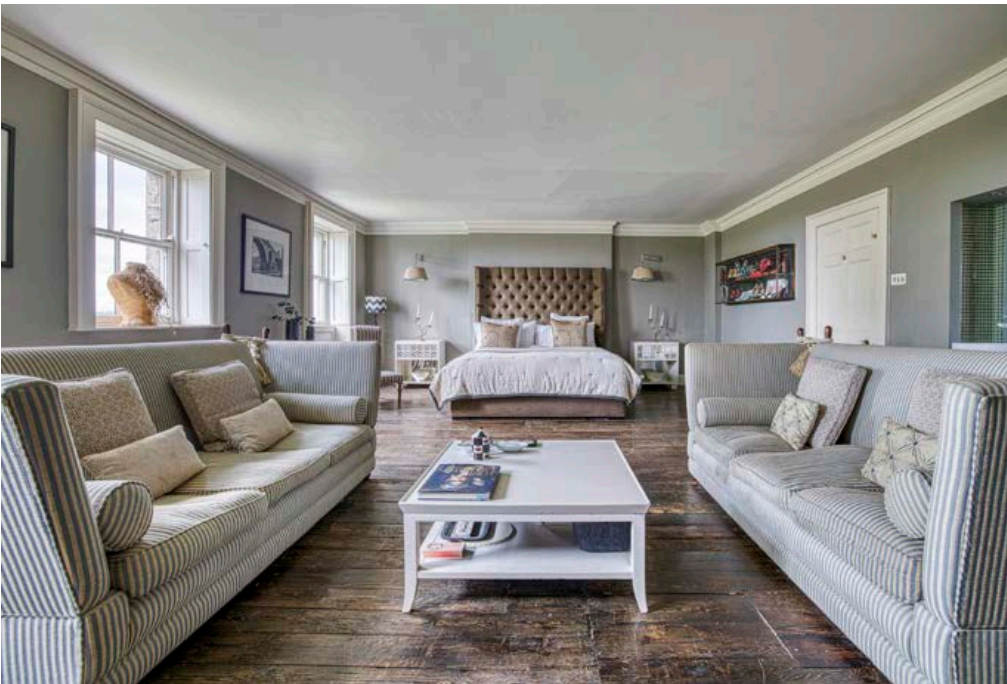
The gardens are sublime. Manicured lawns, clipped box hedging, mature trees and tranquil water features create an idyllic setting within a walled private environment. A formal garden sits alongside a Victorian walled garden and a paddock beyond. A charming summer house, various terraces and original outbuildings, including a coach house and former stables offer enormous flexibility. The outbuildings are suitable for garaging, office use, or reinstatement as stables. The Manor is fitted with a sophisticated security system including CCTV and separate alarms.



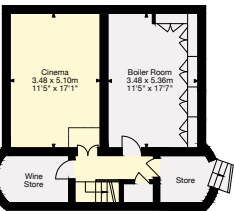
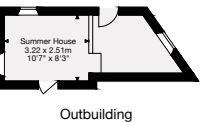
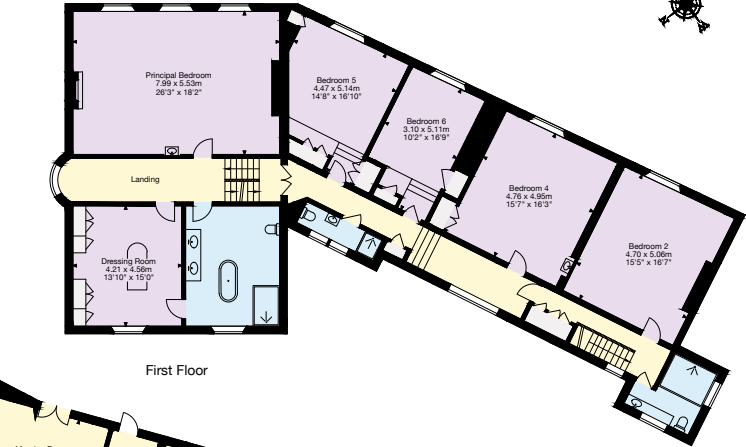
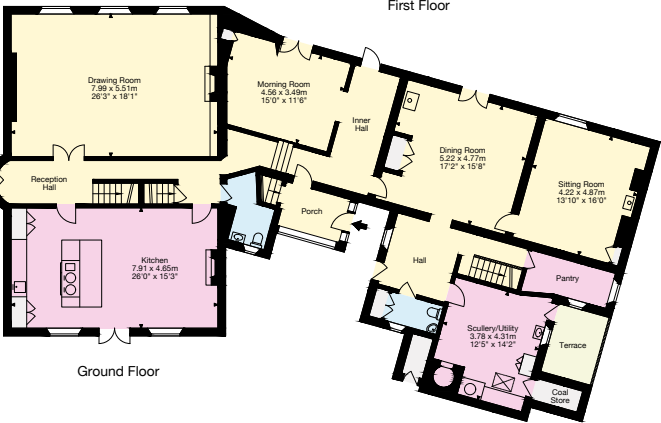
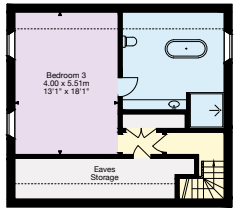
# LOCATION

Manor House enjoys a prime position in the charming village of Hinton Blewett, within Somerset’s sought-after Chew Valley and the Mendip Hills AONB. The location combines rural seclusion with superb access to both Bath and Bristol (approx. 30 minutes), Bristol Airport (20 minutes), and fast rail links to London. The village features a traditional pub, community spirit, and stunning walks on the doorstep—while nearby Wells offers further amenities and culture. There are several primary schools in the neighbouring villages, including Cameley, Chew Magna and Bishop Sutton. There are secondary schools at Chew Valley Academy which is Ofsted rated “good” in Chew Stoke, and at The Blue School Academy in Wells also Ofsted rated “good”. Private education can be found at Wells Cathedral, Sidcot Quaker School in Sidcot and at Millfield in Street. There is an excellent choice of private schools in Bristol and Bath.





Ground Floor  
Stables and Coach House



Approximate Gross Internal Area = 884.4 sq m / 9,518 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



We would be delighted  
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