

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



CHURCH GATE HOUSE, LITTON, SOMERSET, BA3 4PW



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LITTON, SOMERSET, BA3 4PW**

Wells 7 miles, Bath 13.5miles, Bristol 16 miles, Frome 15 miles, Bristol Airport 11 miles.

An enchanting village home, nestled in a quiet spot beside the Church, in the popular village of Litton, with spacious accommodation, three bedrooms, (all ensuite) and landscaped gardens with wonderful views.

The house has a boot room, central hallway, cloakroom, kitchen/dining room, utility room, summer sitting room, winter drawing room and three bedrooms, all ensuite.

Outside there is a gated drive with parking, large workshop with office above, varied and mature gardens, stream, kitchen garden, timber shed and greenhouse.

Guide Price £825,000

Location

The house enjoys a magical position in the beautiful village of Litton which is in the rural Chew Valley.

Litton, mentioned in the Domesday Book of 1086 as Litune, has a highly regarded boutique hotel/pub fringed by the River Chew and the 13th century Church of St Mary. Close to the villages of Chew Magna, Chew Stoke, East and West Harptree and Chewton Mendip. It's also in easy reach of the cities of Wells, Frome, Bath and Bristol and Bristol International Airport.

In an elevated position down a no through road, it has privacy and a wonderful outlook over its gardens and farmland beyond. At the boundary of the garden there is a babbling brook which is a haven for wildlife and offers interest throughout the year.

A network of footpaths intersects the village and from here you can walk for miles through glorious Mendip countryside without coming across a road.

Description

A charming village house built (in 1992) to blend perfectly with other properties in this conservation area. Authentic features such as exposed stone walls, beams, split levels and stone mullion windows give this house a unique, timeless feel with contemporary highlights. The spacious accommodation suits modern life and three ensuite ensure a sense of luxury.

The position makes the most of the wonderful views to the east and south over farmland and the location, beside the church, is private and yet in the heart of the village. It is worth noting that this property has an EPC rating of C which is a real bonus.





Accommodation

The solid oak front door opens to a bright boot room with bags of space for hanging coats and storing footwear. An internal door leads into the central hallway and straight ahead is a cloakroom. To the right is the large kitchen/dining room, which has a central island with breakfast bar, attractive, solid timber, painted units, granite worksurface, Belfast sink, integrated dishwasher, under counter fridge, eye-level, microwave, wine fridge, Rangemaster electric cooker with five ring induction hob, two ovens, grill, and warming oven. In the chimney breast, there is an extractor and lighting. This dual aspect room is very welcoming and has plenty of space for a large table and chairs and two east facing windows overlook the garden and catch the morning sun. Beyond the kitchen is a handy utility room where there is a sink, wooden work surface and space for a washing machine and large American fridge freezer and the boiler is located here. There is also a window to the rear.

To the left of the central hallway is a glorious, bright, summer sitting room, a gas, log effect stove, large glazed French doors and windows to the east terrace and garden and a window to the south.

Steps rise from the hall to the winter drawing room, which has a totally different feel. It is cosy with a large fireplace, log burning stove, and two windows to the south. Stylish and sleek glass and oak stairs rise to the first floor.

Upstairs there are three bedrooms, each with its own ensuite. All have lovely views over the surrounding countryside. One bedroom also has extensive and luxurious built-in wardrobes in a dressing room area.

Outside

The house is approached through timber gates, a tarmac drive provides parking. An attractive traditional stonewall encloses the gardens and a paved path leads to the front door and wraps around the house to the southside. The garden is made up of an enchanting combination of lawns, paved terraces, floral borders, shrubberies, stream with bridge and sundeck, south facing kitchen garden and sun terrace. All separated by traditional stone, retaining walls and steps.

The garage has been converted into a fabulous workshop with office above. Glazed doors provide plenty of light and there are also two windows on the east side. It has electricity and is insulated and dry lined with a raised timber floor, so it is warm and comfortable to work in. There is also an infrared heater installed above the doorway. A hatch and stepladder lead to the office space above.





Tenure and other points

Freehold. Not listed. Mains gas, water, electricity and drainage. Gas central heating. Council Tax Band F. EPC rating C. Truespeed fibre broadband. Flood Risk - None

About the area

The Chew Valley lies on the northern side of the Mendip Hills and is a wonderful rural area of rich arable and grassland interspersed with small traditional villages. There are many local amenities including good local shops, post offices, churches, village schools, pubs/restaurants and many community clubs and organizations.

Litton, the nearest village, has a strong, friendly community, with a church, village hall and pub. Chewton Mendip has an excellent primary school, pre-school, village shop, village hall, church and public house.

The Cathedral City of Wells offers further facilities, including a twice weekly farmers market, and is 8 miles to the south. The regional centre of Bristol is 14 miles north, whilst the Heritage City of Bath is 15 miles northeast. Both offer a wide range of shopping, leisure and educational facilities.

There is easy access to the road network. High speed rail services to London Paddington are available from Bristol and Bath and Bristol International Airport is 20 minutes (12 miles) away.

There is a wide range of educational establishments at all levels in the area from the public and private sectors. There is a primary school in Chewton Mendip and the local secondary schools are the very popular Blue School in Wells and the Chew Valley School. There is also a good selection of private schools in the locality including Wells Cathedral School, Downside, Millfield and All Hallows.

The area is well known for its variety and diversity of sporting and leisure facilities. Walking and cycling may be undertaken in the immediate locality. More formal pursuits may take place at the following locations: - Cricket - Chewton Mendip Cricket Ground with clubhouse. Golf - Farrington Gurney, Mendip and Wells. Sailing - Chew Valley Lake. Fishing - Chew Valley and Blagdon Lakes. Horse Racing - Bath and Wincanton

Directions.

From the village of Chewton Mendip on the A39 go west on the B3114. Continue for about a mile to the village of Litton. Pass The Litton Hotel on your right and take the next right onto Litton Lane. Continue to the bend in the road and a left no through road. Take this left and the house is last on the right.

What3Words://mailers.refer.pines





Ground Floor



First Floor

Approximate Floor Area = 206.4 sq m / 2222 sq ft
 Workshop / Garage = 21.4 sq m / 230 sq ft
 Total = 227.8 sq m / 2452 sq ft

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VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

