Knight Frank



HIGH STREET, CHEW MAGNA, NORTH SOMERSET

BS40



HIGH STREET, CHEW MAGNA, BS40 8PW

An extremely well-presented wing of an impressive Grade II listed 18th century village house with south facing garden leading down to the River Chew.



Local Authority: Bath & North East Somerset

Council Tax band: G

Tenure: Freehold

All main services connected to the property. Gas fire central heating.

Guide Price: £1,250,000



THE PROPERTY

The Firs, which is Grade II listed, forms the west wing of an impressive village house. It is believed to date from the 1760s and extended in the 1790s. The rear elevation faces south and has wonderful views over its garden of shallow lawned terraces, which lead down to frontage of the River Chew, to countryside beyond.

The present owners who purchased the property in 2018 have since carried out a number of improvements, alterations, and very attractive redecoration. All period features are retained which include period fireplaces, shuttered windows, window seats and simple ceiling cornices.







THE PROPERTY

The inner staircase hall/orangery has a fine turning staircase leading to the first floor, a stone floor and bifold doors open to decked balcony overlooking the garden and beyond. A superb purpose designed and built kitchen with marble surfaces and integrated appliances including a Lacanche three oven range cooker, has been installed. From the kitchen an open archway leads into the dining room, with walk in pantry. The elegant sitting room is particularly atmospheric with panelling to dado heigh, and overlooks the garden as does the dining room.

On the first floor, the principal bedroom room has an en suite shower room. There are three further bedrooms, one of which is used as a study. There is a family bathroom with walk-in shower. On the second floor, a fourth bedroom opens onto a potential roof terrace.

A staircase in the dining room leads to the lower ground floor which includes a utility room with flagstone floor, shower room, cinema/occasional bedroom 5 with vaulted ceiling and two cellars.



OUTSIDE

The property is approached from the village high street through double wrought iron entrance gates mounted on stone pillars leading to a gravel parking area, and to a double garage to the west of the house.

The established gardens lie behind the house facing south with mature specimen trees and deep shaped borders planted with a variety of shrubs. They lead down to the banks of the River Chew and are private.

A gravel terrace area immediately outside the rear of the house has wonderful views over the garden and beyond to the Chew Valley countryside. This level is ideal for entertaining. From the terrace, there is access down to a level lawn and steps down to a further lower lawn with summer house. A gate from this level gives access down to a kitchen garden and a pathway leads through a natural garden to the banks of the River Chew.

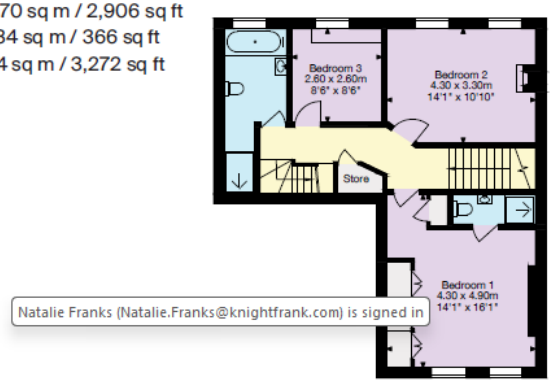






High Street
Chew Magna, Bristol

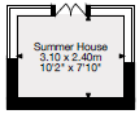
Gross Internal Area (Approx.)
Main House = 270 sq m / 2,906 sq ft
Outbuildings = 34 sq m / 366 sq ft
Total Area = 304 sq m / 3,272 sq ft



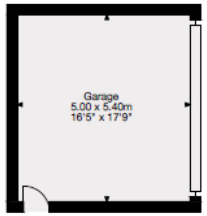
First Floor



Second Floor



Outbuilding

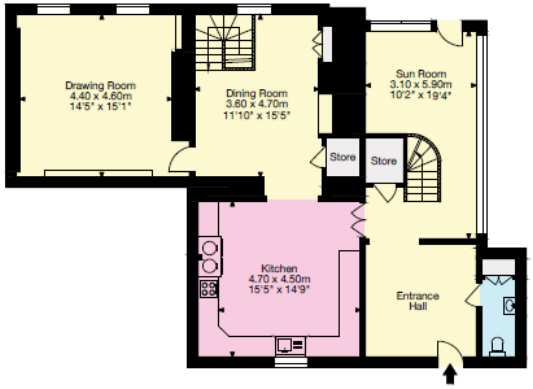


Garage

Outbuildings not shown in actual location and orientation.



Basement



Ground Floor

Living Area/Reception
Kitchen/Utility
Bedroom/Dressing Room
Bathroom/WC
Vaults/Storage
Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2025.

0117 317 1999
1 The Mall, Clifton
Bristol, BS8 4DP
bristol@knightfrank.com

(Including Basement / Loft Room)
Approximate Gross Internal Area = 264.6 sq m / 2,849 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. (ID767266)

We would be delighted to tell you more.

Robin Engley
0117 317 1996
robin.engley@knightframe.com

Knight Frank Bristol
1 The Mall, Clifton, Bristol BS8 4DP

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