

BLAGDON, BRISTOL

BS40



HANNAH MORE HOUSE, CHURCH STREET, BLAGDON

A beautifully presented Grade II listed village house with landscaped gardens and an adjoining one-acre paddock, situated half a mile from Blagdon Lake.

			EPC
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Local Authority: North Somerset Council

Council Tax band: G

Tenure: Freehold

An elegant period home with the rare benefit of an adjoining one-acre paddock, offering parking and independent vehicular access via a separate lane.

Services: Mains water, electricity and drainage. Gas-fired central heating. EV Charger. Planning permission granted for solar panels.

Guide Price: £1,650,000





SITUATION

Blagdon has a thriving community and is a very popular village on the northern edge of the Mendip Hills, surrounded by unspoilt countryside. Many properties overlook the lake, famous for its trout fishing. Local amenities include a general store/post office, café, church, village hall, primary school, tennis courts and sports clubs. The popular New Inn also overlooks the lake. Secondary schooling is available at Churchill Academy in Churchill and The Blue School in Wells. Private schools are available at Wells Cathedral, Sidcot Quaker School at Sidcot, and there is an excellent choice in Bristol.




OSOKO





THE PROPERTY

Hannah More House derives its name from Hannah More, the philanthropist, playwright and poet who is said to have used the house as a schoolroom during her residence in Wrington from around 1783 to 1833. Dating from the 17th century and restored in the 20th century, the house retains a wealth of character features, including wood mullion windows with drip mouldings and a magnificent inglenook fireplace with a log-burning stove. The present owners purchased the property in 2012 and have since renovated and extended it, thoughtfully blending period architecture with contemporary living to create a warm and welcoming home. Features include stone and timber flooring, beamed ceilings, and a stunning open-plan breakfast kitchen, dining and family room added in 2018. As part of this project, new electrics, plumbing and underfloor heating were installed. The beautifully appointed kitchen includes painted timber units, a cabinet larder, integrated appliances, a central island with breakfast bar, and a dining area with fitted bench seating. Full-height glazed windows overlook and open onto the private landscaped gardens. On the first floor are three bedrooms, including the principal bedroom with an en suite wet room. One bedroom enjoys views across the lake towards Nempnett Thrubwell, while another benefits from a fitted walk-in wardrobe. A family bath/shower room serves the first floor. The fourth bedroom is located on the ground floor and has use of a shower room.















OUTSIDE

The gardens are a delight and beautifully landscaped for interest. A large paved area immediately outside the breakfast kitchen, and an adjoining paved area beyond with barbeque, pizza oven and hot tub, are designed for entertaining. There are raised beds and borders planted with a variety of specimen shrubs, and mature trees intersperse the level lawn. A bespoke contemporary summer house is currently used as a gym. Paddocks accessed through a five bar gate adjoin the garden and there is separate vehicular access from Church Street. Planning permission has been granted for Solar Panels in the paddock, providing future opportunity to power the whole house.

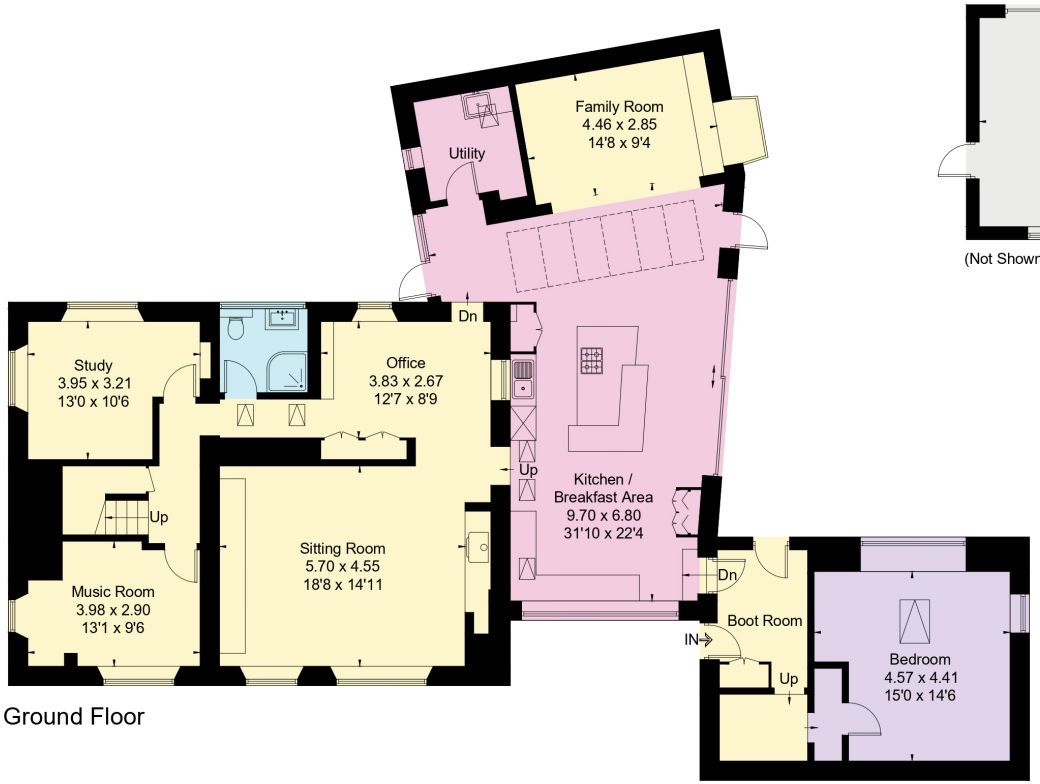
Directions: When in the centre of Blagdon, pass the primary school on the left hand side and turn left into Church Street. Hannah More House is seen after a few yards on the right hand side.



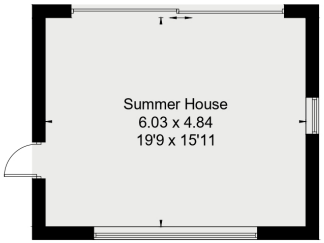
Hannah More House,

Church Street, Blagdon Bristol, BS40 7RY

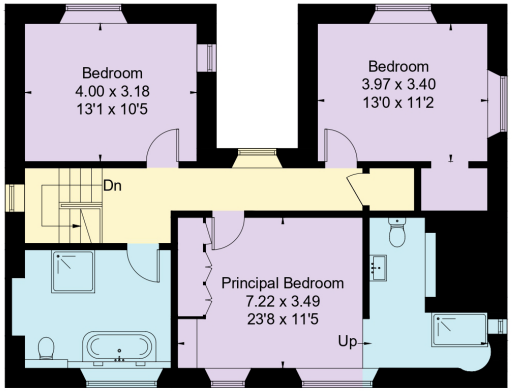
Gross Internal Area (Approx.)
Main House = 265.4 sq m / 2857 sq ft
Outbuilding = 29.9 sq m / 322 sq ft
Total Areas = 295.3 sq m / 3179 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #116029



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