



The Coach House, Belluton, Pensford, Bristol, BS39 4JJ

- Detached Former Coach House
- Set within a Cluster of Four Properties
- Welcoming Reception Hall
- Two Great Sized Reception Rooms
- Kitchen Breakfast Room with Appliances
- Principal Bedroom with Ensuite
- Three further Bedrooms
- Family Bathroom and Shower Room
- Separate Home Office/Annexe
- Stunning Garden



DETACHED HOME FULL OF CHARACTER AND CHARM!!

A former coach house to a large period property in Belluton, on the edge of the Chew Valley, this truly lovely family home offers plenty of space, a good-sized sunny garden and lovely countryside views over the adjoining farmland.

A welcoming reception hall creates a warm approach, with wooden flooring and a feature staircase. Two reception rooms lead from the hall, both with wood floors and plenty of natural light. The sitting room has a feature fireplace housing a wood burner, along with French doors opening to the front of the home.

The kitchen has plenty of cabinet storage and appliances, with ample room for more informal eating with family and friends. French doors provide direct access to the front of the property.

Upstairs, the principal bedroom has a light and spacious feel, with its own ensuite and fitted wardrobes. Three further bedrooms share a stylish family bathroom.

Outside, the gardens are well planned and maintained, with a large terrace and lawned area. The borders are filled with mature planting and trees, while the outlook beyond the garden is over open fields.

The separate home office is a useful space arranged over two floors and could also be used as an annexe, subject to any necessary consents.

The property offers parking for several cars and is approached via a shared drive. To fully appreciate this stunning property, viewing is highly recommended - do give us a call!

Belluton is a small village on the edge of the Chew Valley in Somerset, forming part of the civil parish of Publow. Situated between Chew Magna and Pensford, it enjoys easy access to the amenities and services offered by both villages while providing a peaceful countryside setting.

The area is ideal for those seeking rural living with convenient access to the cities of Bristol and Bath. There are numerous countryside walks nearby, including sections of the popular Chew Valley Three Peaks route, which offers impressive views across the valley.

The neighbouring village of Pensford has a strong community atmosphere and offers a range of local amenities, including a well-regarded primary school, two pubs, a village hall, and a village shop with Post Office. Chew Magna is just a short drive away and provides a wider selection of facilities, including a Co-op supermarket, cafés, pubs, restaurants, a florist, gift shops and a butcher.

Belluton is well placed for commuting, with Bristol approximately 6.5 miles away and Bath around 13 miles distant. Mainline rail services are available from Bristol Temple Meads and Bath Spa, providing connections to London and the wider national rail network. The M4 and M5 motorways are both easily accessible, while Bristol Airport offers a range of domestic and international destinations.





EPC AWAITED

ROOM DIMENSIONS

Ground Floor

ENTRANCE HALL 13'3" x 17'4"
KITCHEN 12'3" x 17'4"
LOO 5'6" x 4'2"
UTILITY ROOM 5'6" x 6'10"
DINING ROOM 15'7" x 17'4"
SITTING ROOM 14'6" x 17'4"

First Floor

LANDING 28'10" x 9'11"
BEDROOM 12'3" x 17'4"
SHOWER ROOM 5'6" x 7'5"
AIRING CUPBOARD 5'6" x 6'10"
BEDROOM 12'0" x 7'5"
BEDROOM 11'11" x 7'5"
FAMILY BATHROOM 10'4" x 7'3"
BEDROOM 14'6" x 17'4"
ENSUITE 8'0" x 7'3"

Annex

GROUND FLOOR 10'5" x 19'5"
FIRST FLOOR 10'5" x 17'6"

GROUND FLOOR
1160 sq.ft. (107.7 sq.m.) approx.



TOTAL FLOOR AREA - 2304 sq.ft. (214.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Sureplan ©2026



Joanna Tiley Estate Agents

Unit 1c Fairseat, Stoke Hill, Chew Stoke, BS40 8XF

T: 01275 33 33 11 E: info@joannatiley.com W: www.joannatiley.com