



Meade Cottage, Nempnett Thrubwell

Meade Cottage, Thrubwell Lane, Nempnett Thrubwell, Bristol, BS40 5AW

- Semi Detached Stone Cottage
- Rural Location
- Farmhouse Style Kitchen Dining Room
- Two Reception Rooms
- Wood Burner in Sitting Room
- Principal Bedroom with Ensuite Bathroom
- Two Further Double Bedrooms and Family Bathroom
- Large Gardens
- Double Garage, Carport and Large Office

Meade Cottage is a picturesque semi-detached stone cottage in the heart of the countryside! Located in a quiet country lane and approached down a long private driveway with gardens to both sides – lots of space for the children to play. Stepping inside the convenient porch – with space for shoes and boots - into the farmhouse style kitchen dining room – think stone floors, wooden beams, ledge and brace doors and deep set windows! Leading from here you head into the spacious but cosy sitting room with dual aspect and a cosy wood burner – a great space to relax with friends and family. To the rear of the kitchen is a second reception room which is utilised by the current owners as a study but which lends itself to a variety of uses – be it a playroom or snug. A useful utility room and separate downstairs loo - with lots of storage and access to the back garden completes the ground floor. To the first floor and leading from the spacious landing is a dual aspect master bedroom, with its own stylish ensuite including a bath and separate shower. There is even a TV at the foot of the bath to add a touch of luxury!

Two further double bedrooms share a family bathroom. All rooms enjoy those countryside views!

This home benefits from a great opportunity to extend it with plans for an additional boot room and lobby on the ground floor and first floor bedroom (under permitted development guidelines) and a large kitchen dining room to the side of the property which has planning permission (18/03541/FUL). The footings for these additions have been built and completed to DPC level.

Outside, set in the large gardens, is an attractive separate building which houses a large office with storage, an enclosed double garage, a car port and an outside seating/storage area. A stable block consisting of 4 stables and a barn is available by separate negotiation.

This is a wonderful family property in an idyllic location – please do give us a call to arrange your viewing!

Nempnett Thrubwell is a small village and civil parish close to Blagdon Lake on the western edge of Bath and North East Somerset, in the county of Somerset.

Famously, it is the subject of the song 'Down In Nempnett Thrubwell' by The Wurzels and is mentioned in the earlier Adge Cutler song 'Up The Clump'!

Nearby villages have local facilities including shops, pubs, restaurants and schooling. The village is perfectly placed for commuting to both Bristol and Bath. There is a regular bus service from Blagdon and Chew Stoke to Bristol. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.







ROOM DIMENSIONS

Ground Floor

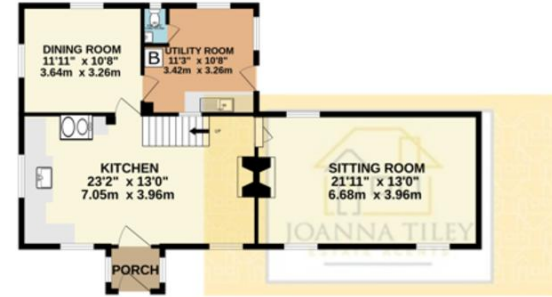
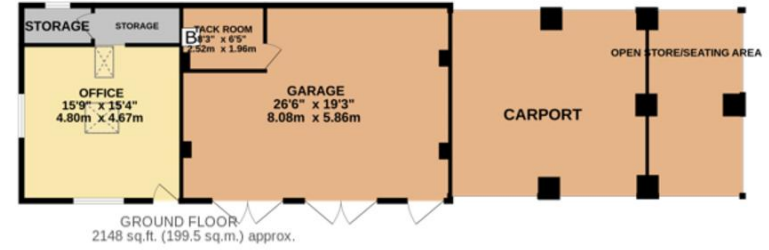
PORCH 5'4" x 4'5"
 KITCHEN/DINING ROOM 23'2" x 13'0"
 SITTING ROOM 21'11" x 13'0"
 DINING ROOM/STUDY 11'11" x 10'8"
 UTILITY ROOM 11'3" x 10'8"
 LOO 2'5" x 3'10"

First Floor

LANDING 17'0" x 4'9"
 BEDROOM 22'4" x 12'7"
 ENSUITE 6'10" x 9'3"
 BEDROOM 13'5" x 7'10"
 BEDROOM 10'8" x 9'4"
 BATHROOM 9'4" x 7'10"

Outbuilding

OFFICE 15'9" x 15'4"
 STORAGE 7'0" x 3'11"
 STORAGE 8'8" x 3'11"
 GARAGE 26'6" x 19'3"
 TACK ROOM 8'3" x 6'5"
 CARPORT 19'5" x 18'4"
 OPEN STORE/SEATING AREA 9'5" x 18'4"



TOTAL FLOOR AREA : 1304sq.ft. (121.1 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 by 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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