



BURNETT HOUSE

Burnett, Near Bath



A BEAUTIFULLY RESTORED GRADE II LISTED COUNTRY HOUSE WITH PLANNING PERMISSION

A classical Georgian country house lying between Bath and Bristol,
occupying an elevated position with exceptional views.

Planning permitted (26/01356/FUL) - further details on request

			EPC
6	5	5	E
			Grade II listed

Land: 8.15 Acres

Services: We are advised that mains water and electricity are connected to the property. Oil-fired central heating and private drainage are installed.

Local Authority: Bath & North East Somerset Council | Council Tax band: G

what3words: ///king.fight.reveal

Method of Sale: We are advised that the property is Freehold.

Planning application permitted: Internal alterations, erection of a side extension with glazed link to main house, demolition of a double garage (26/01356/FUL)



SITUATION

Burnett House enjoys an elevated position on the edge of the sought-after village of Burnett, ideally located between the historic city of Bath and the commercial hub of Bristol. Surrounded by rolling countryside yet exceptionally well connected, it offers a rare combination of rural tranquillity and excellent accessibility.

Bath, a UNESCO World Heritage City, is approximately 7.5 miles away and provides an excellent range of shopping, dining, cultural and sporting amenities. Bristol is equally accessible, offering a thriving business centre, respected schools and an international airport. Transport links are superb, with easy access to the M4 and M5, alongside regular rail services from Bath Spa, Bristol Temple Meads and Bristol Parkway. The area is also renowned for its education, with highly regarded schools including Prior Park, Monkton Combe, Kingswood, King Edward's and The Royal High School Bath, complemented by extensive sporting and leisure facilities.









THE HOUSE

Burnett House is an elegant Grade II listed Georgian country house occupying an elevated position within approximately 8 acres of beautifully maintained grounds, enjoying far-reaching views across the Chew Valley. Dating from 1829, the house is a fine example of classical Georgian architecture, combining period grandeur with carefully considered contemporary living.

The property has been thoughtfully refurbished in recent years, with original features including sash windows, decorative cornicing, fireplaces and impressive ceiling heights complemented by beautifully presented interiors throughout.

Extending to over 4,800 sq ft, the main accommodation is centred around a welcoming reception hall and includes a series of elegant reception rooms ideally suited to both family life and entertaining. A particular highlight is the beautifully appointed kitchen/breakfast room, featuring bespoke cabinetry, stone worktops, integrated appliances and a central island, with French doors opening directly onto the terrace and gardens.







The house also benefits from a library, utility room, extensive cellar storage and flexible guest accommodation, including a separate bedroom suite with shower room that offers annexe potential, subject to any necessary consents.

On the first floor, the principal bedroom suite enjoys magnificent views across the valley and benefits from a dressing room and spacious en suite bathroom. Two further bedrooms are also en suite, while two additional bedrooms are served by a family bathroom, providing excellent accommodation for family and guests.

Throughout, Burnett House successfully balances the elegance and character of its Georgian heritage with the comfort and practicality of modern family living, creating a home that is both refined and highly functional.

Planning application also permitted for internal alterations and erection of a side extension with glazed link to main house following demolition of a double garage. Further details provided on request (26/01356/FUL)



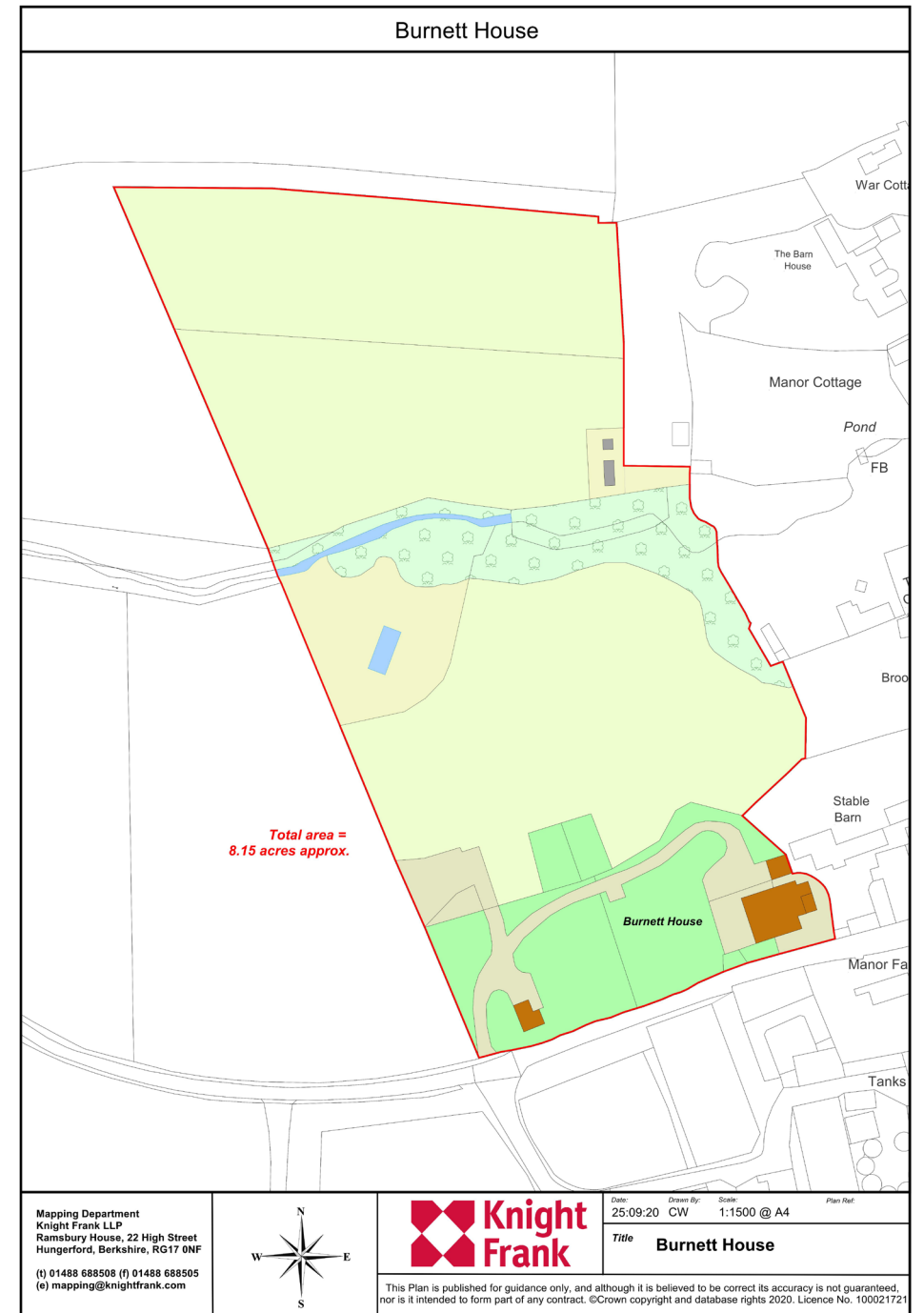




GARDENS & GROUNDS

The beautifully maintained gardens and grounds extend to approximately 8.15 acres, creating an exceptional setting for the house and enjoying breathtaking views across the surrounding countryside.

A sweeping driveway leads through the grounds to the house, where there is ample parking, a double garage and detached stable block. Formal gardens surround the property, with a west-facing terrace, expansive lawns, colourful borders and a charming water garden enclosed by mature yew hedging. Beyond the formal gardens lie a productive kitchen garden, greenhouse and orchard, together with gently rolling meadowland leading down to a picturesque swimming lake with pontoon. Woodland, a seasonal brook and paddocks with stabling complete this outstanding country setting.





**Planning Application Permitted
(26/01356/FUL): CGIs**

Internal alterations, erection of a side extension with glazed link to main house, demolition of a double garage

Burnett House

Burnett, Near Bath, BS31

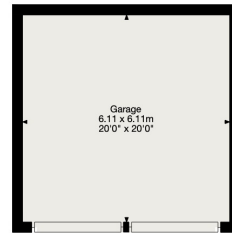
Gross Internal Area (Approx.)

Main House = 448 sq m / 4,832 sq ft

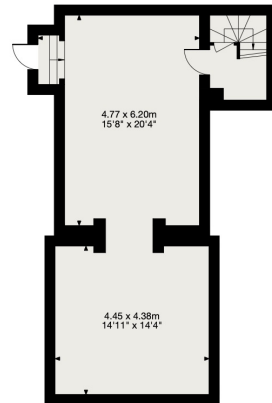
Stables = 79 sq m / 850 sq ft

Garage = 37 sq m / 402 sq ft

Total Area = 565 sq m / 6,084 sq ft

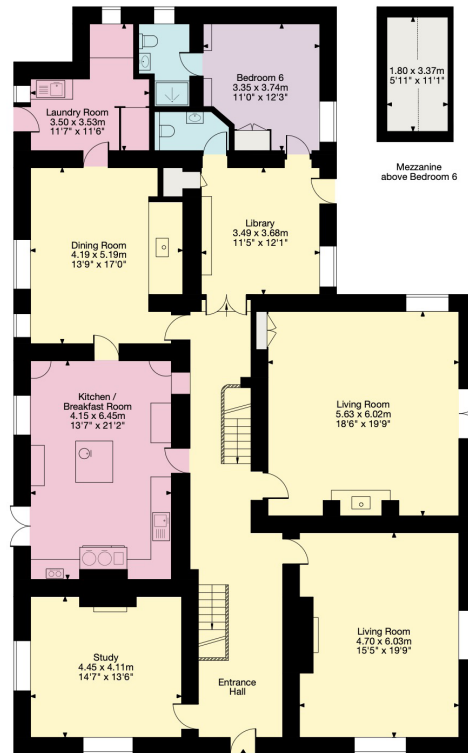


Garage



Basement

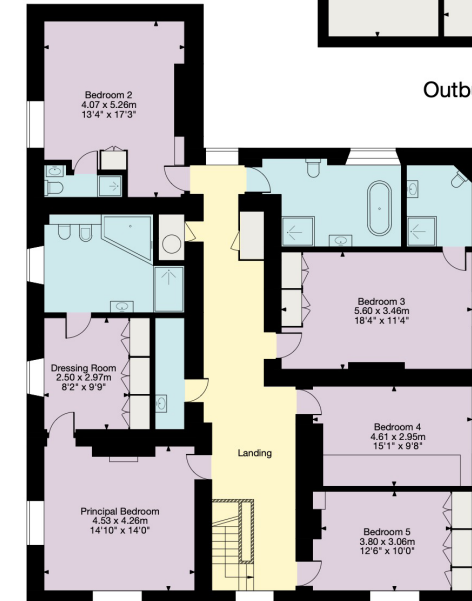
- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



Ground Floor
Main House



Outbuildings



First Floor

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 2026.

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