



DALE HOUSE  
HIGH STREET  
HIGH LITTLETON  
BS39 6HW  
OFFERS OVER £625,000



GREGORYS  
ESTATE AGENTS

**DALE HOUSE IS AN ATTRACTIVE GEORGIAN HOME LOCATED IN THE VILLAGE OF HIGH LITTLETON, NEARBY PICTURESQUE WOODLAND WALKS & ROLLING COUNTRYSIDE, WHILST BENEFITTING FROM EASY ACCESS INTO BATH & BRISTOL. UNDER THE CURRENT 25 YEAR OWNERSHIP, DALE HOUSE HAS RETAINED ALL THE CHARM AND CHARACTER ASSOCIATED WITH THE GEORGIAN PERIOD, SURE TO APPEAL TO THOSE IN SEARCH OF A PERIOD HOME. COMPLEMENTING THE MAIN HOUSE IS A SUBSTANTIAL TWO-STOREY STONE BARN, NOW CONVERTED INTO A SELF-CONTAINED ANNEXE, CURRENTLY ACHIEVING £12,000PA FROM AIR BNB USE, HOWEVER ALSO IDEAL FOR THOSE CONSIDERING MULTI-GENERATIONAL LIVING.**



Arranged over three floors, this sizeable offering benefits from ample versatility one comes to expect from a property of age, sure to appeal to those valuing flexible accommodation. The main house is entered via a practical porch leading into a large reception and dining hall. A central fireplace with fitted cupboards and shelving creates an impressive focal point, complimented by the original Georgian banister. Across the hall sits a second reception room, currently used as an inviting living room with a log-burning stove, perfect for winter evening. To the rear is a spacious kitchen overlooking the attractive rear garden, offering generous amounts of storage & worktop space, sure to appeal to the family cook. Completing the ground floor offering is the family bathroom fitted with a feature roll-top clawfoot bath and travertine tiled surround.



On the first floor, a split-level landing provides an ideal library or seating area, alongside a shower room and three double bedrooms. The second floor offers a versatile study/dressing area, with a further staircase leading to a loft room currently used as a double bedroom, lending itself as an ideal space for older children.



What once was an old barn, now benefits from a fresh lease of life, having been thoughtfully transformed under the current ownership. The spacious one bedroom annex, now comprises of a ground floor entrance hall that leads to a double bedroom with an en-suite wet room. A compact squarial staircase to the first-floor living and dining space where French doors and skylights create a bright and welcoming room overlooking the garden. Adjacent is a modern fitted kitchen and an additional cloakroom WC. This versatile annex is utilised by the current owners as a successful business, achieving a welcomed £12,00pa income, with heaps of potential to increase this. Not only does this unique offering benefit from income potential, the space also lends itself to further enhancement, with part of the building currently retained & used as a utility area/store, which lends itself to an additional bedroom or reception space.

Outside, Dale House's charm is equally as alluring. The south-facing rear gardens are particularly generous and surrounded by walls and mature hedging. Filled with established flowers, shrubs and trees, they provide excellent growing conditions for fruit and vegetables alongside areas of lawn and patio for entertaining & socialising. To the front, mature planting creates privacy and adds to the property's attractive setting.

**DALE HOUSE OFFERS A RARE  
COMBINATION OF PERIOD CHARACTER,  
VERSATILE ACCOMMODATION AND INCOME  
POTENTIAL, MAKING IT A UNIQUE  
OPPORTUNITY FOR BUYERS SEEKING  
SOMETHING A LITTLE DIFFERENT.**

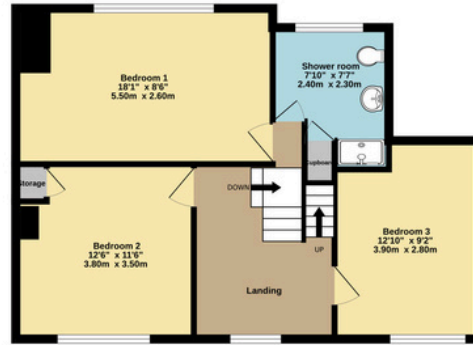




Ground Floor  
586 sq.ft. (54.5 sq.m.) approx.



1st Floor  
573 sq.ft. (53.2 sq.m.) approx.



2nd Floor  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1570 sq.ft. (145.9 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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### Energy performance certificate (EPC)

Dale House High Street High Littleton BRISTOL BS39 6HW	Energy rating	Valid until:	22 September 2035
		Certificate number:	2820-3054-1201-6515-9200

Property type	Semi-detached house
Total floor area	142 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#)

<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

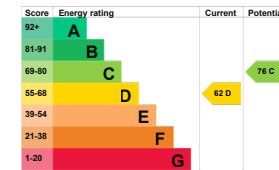
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



# DALE HOUSE

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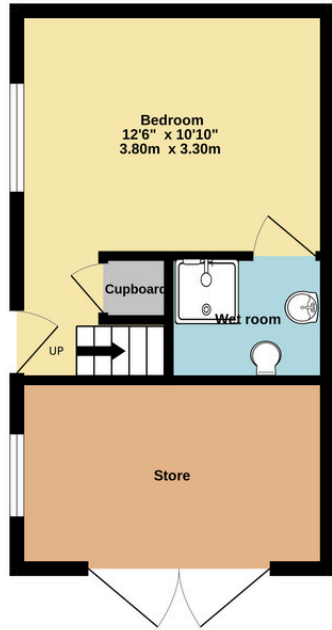
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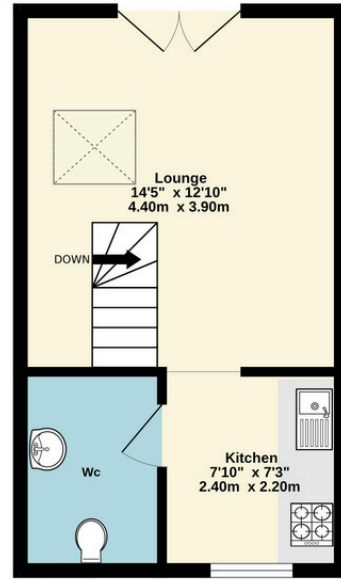
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Ground Floor  
278 sq.ft. (25.9 sq.m.) approx.



First Floor  
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA: 567 sq.ft. (52.7 sq.m.) approx.

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## Energy performance certificate (EPC)

Dale House Annexe High Street High Littleton Bristol BS39 6HW	Energy rating <b>D</b>	Valid until: 22 September 2035
	Certificate number: 2428-3010-3201-8885-3204	

Property type: Semi-detached house  
Total floor area: 44 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#)

<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-requirements>

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

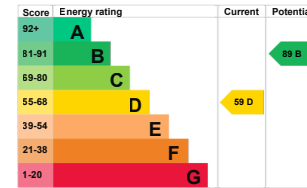
See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

**Properties get aratingfromA(best)toG (worst)and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



# DALE HOUSE ANNEX

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