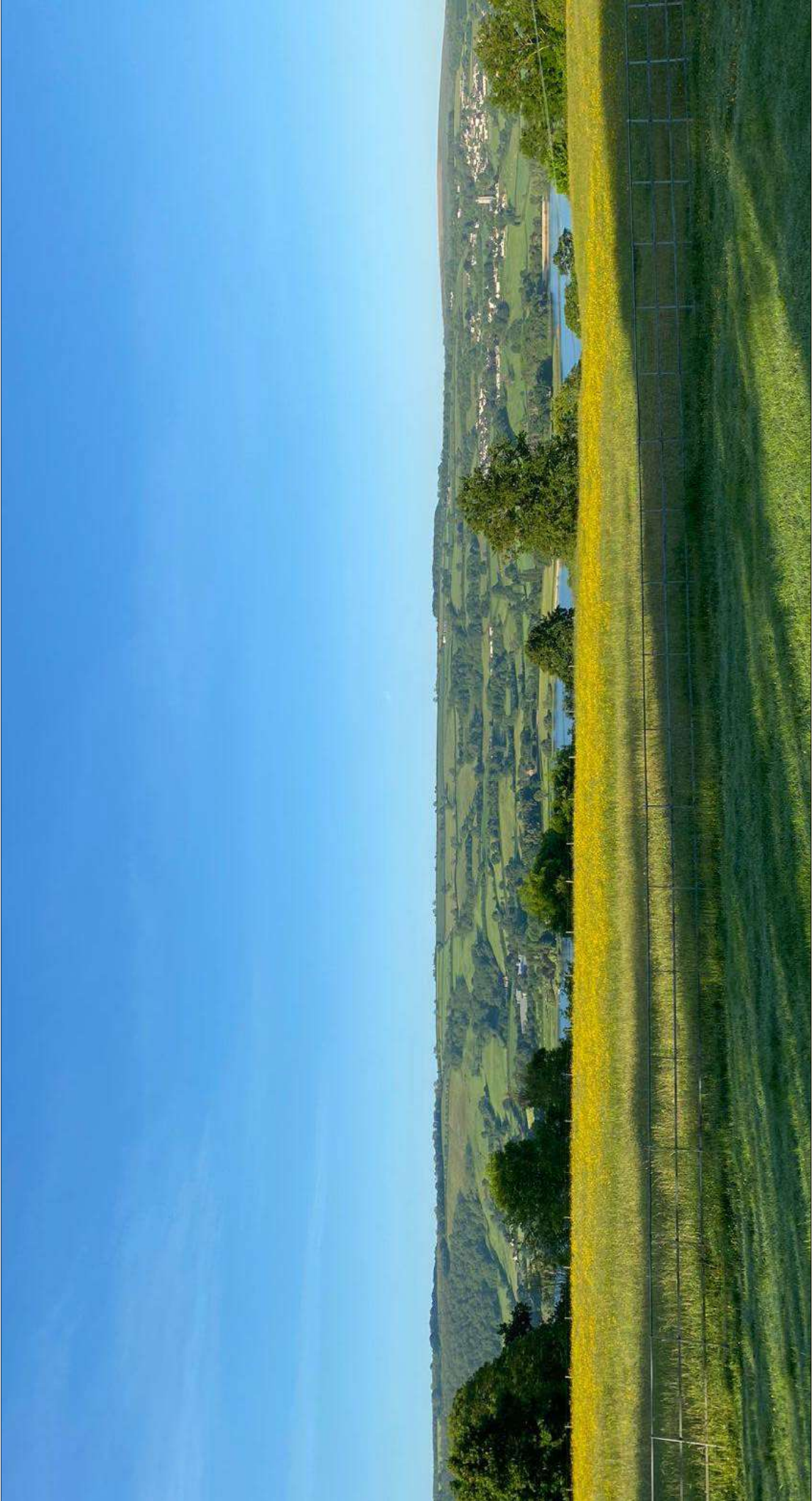


TELEPHONE 01225 904999



Bellevue Farm
Nempnett Thrubwell, Somerset

 Peter Greateorex



A remarkable home with equestrian facilities

OFFERS IN EXCESS OF
£1,600,000

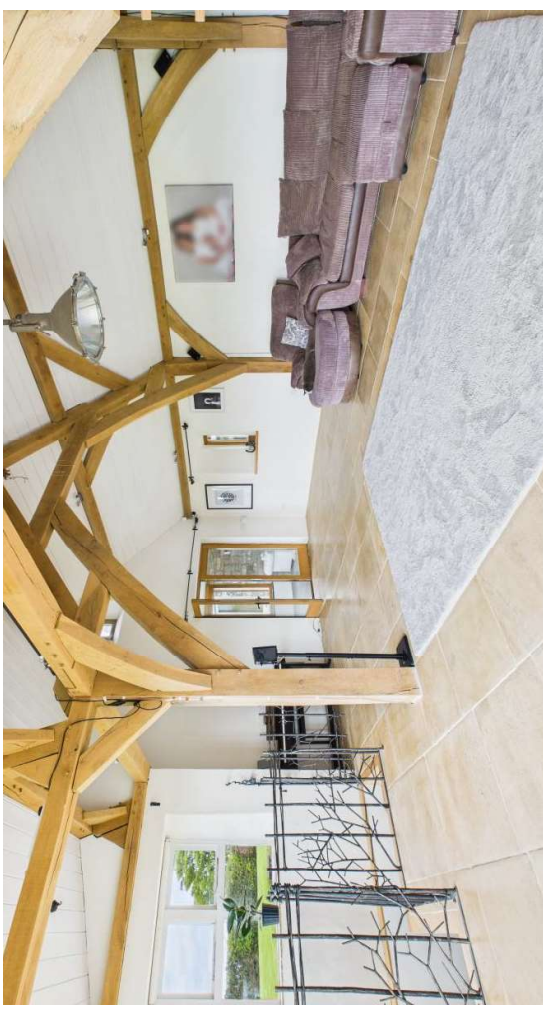


Overview

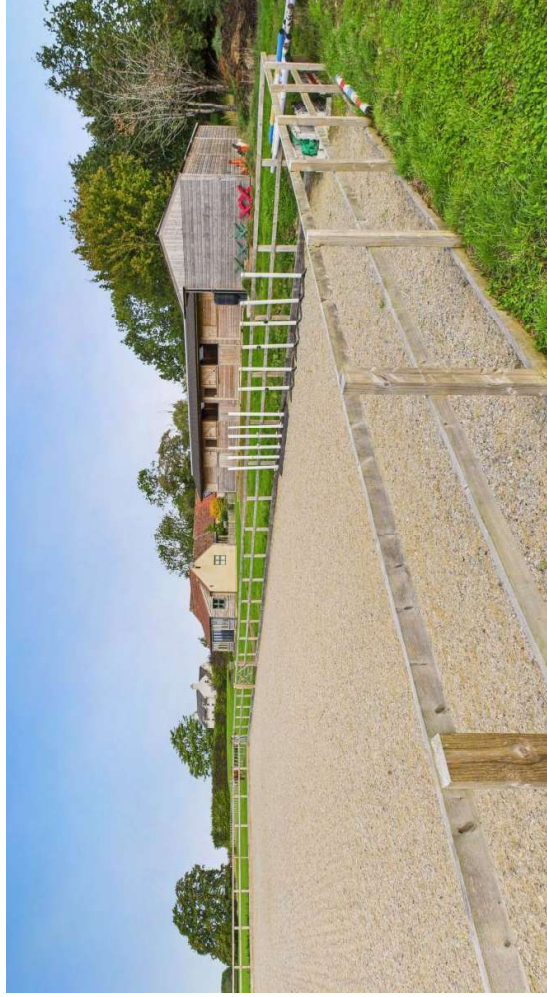
Set in one of the most sought-after locations in the Chew Valley and perched above Blagdon Lake, this modern family home commands breathtaking southerly views across rolling countryside, gardens, and woodland in a setting that is both tranquil and inspiring.

It balances contemporary elegance with natural charm. Green oak beams, soaring ceilings, and floor-to-ceiling glass connect beautifully with the landscape, while clever design ensures flexibility and flow throughout the living spaces with light and space throughout.

- Stunning contemporary barn conversion
- Excellent equestrian facilities
- Stables and all-weather horse arena
- Impressive reception hall flooded with light
- Vaulted kitchen/family room opening to gardens
- 700 sq ft drawing room with panorama
- Flexible layout: 3 bedrooms with potential for 5
- Plans available for bedroom extension:19/03982/FUL5
- Eight acres of lawns, paddocks and woodland
- Prime Chew Valley location with lake views
- Easy access to Bristol and village amenities





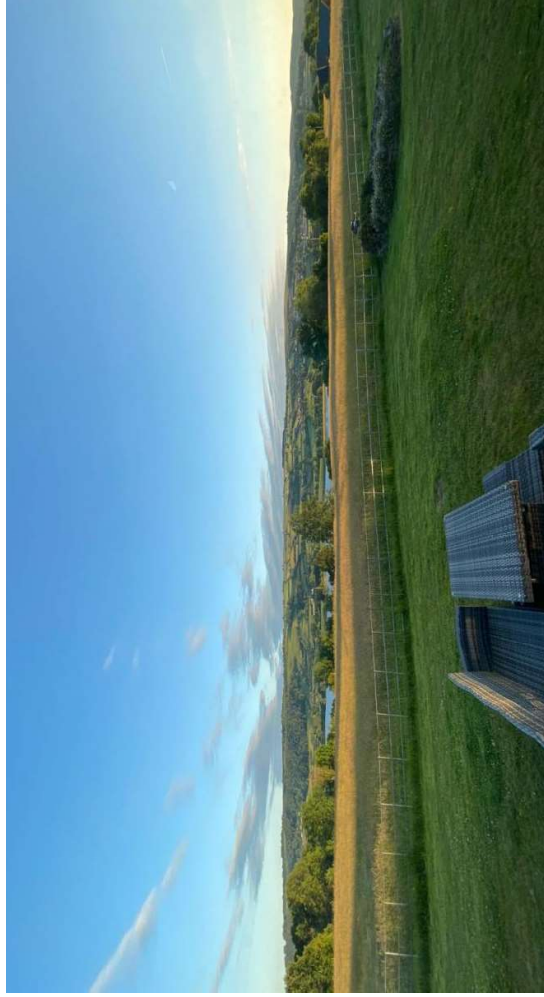


Outside

This stunning equestrian property offers 5 stables and outdoor arena (40m x 25m) in the grounds all-weather horse arena – providing year-round training and schooling opportunities.

Bellevue Farm sits within 8 acres of beautifully varied land: formal lawns, sheltered courtyard gardens, paddocks, woodland, and wildlife-rich pasture. Parking is plentiful, with a double garage, space for horsebox and trailers, workshop, and log store all in place.

This is a rare opportunity to own a home in a beautiful setting, one that blends character, flexibility, and unrivalled views.



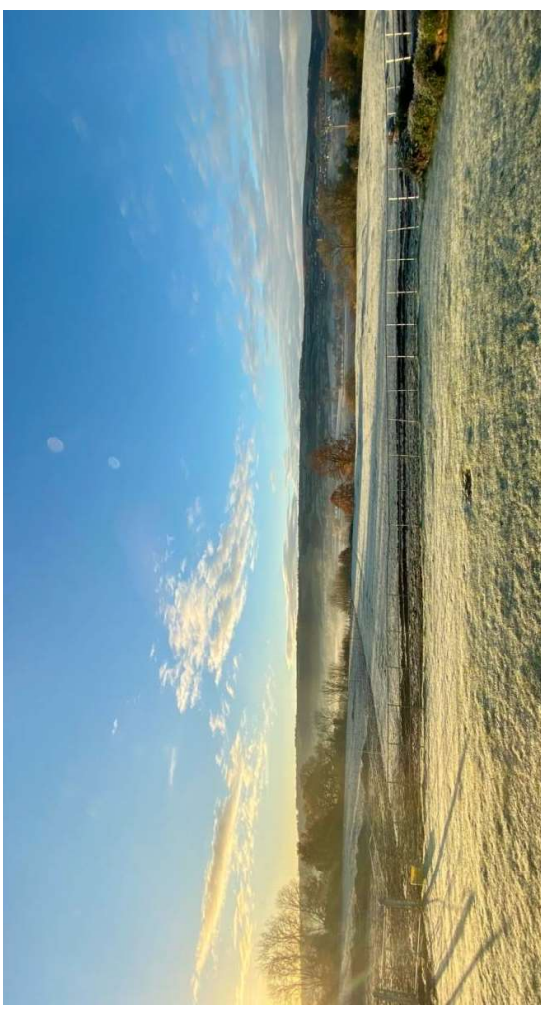
Location

The location offers the best of both worlds – peaceful rural living with excellent connectivity. Bristol is less than 13 miles away, while nearby Blagdon provides day-to-day amenities including shops, pubs, and a primary school. Independent schools such as Wells Cathedral, Sidcot, and Millfield are all within easy reach. For leisure, the Chew Valley and Blagdon Lakes are on the doorstep, offering sailing, fishing, and endless countryside walks.


There is easy access to M5 via Junction 21 for Weston Super Mare and Bristol International Airport is only 6 miles away.

KEY FACTS


- Tenure: Freehold
- Local Authority: Bath & North-east Somerset, Band D
- Services: Mains electricity and water
- Heating: Ground Source Heatpump
- Drainage: Septic Tank
- Broadband: Truespeed




Floorplan



Floor -1



Floor 0



Floor 1

Peter Greateorex

Approximate total area¹⁾
 2690 ft²
 250.1 m²

Reduced headroom
 65 ft²
 6.1 m²

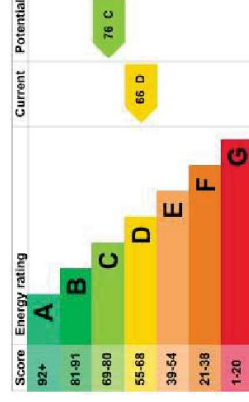
(1) Excluding balconies and terraces

Reduced headroom
 Below 5'10"/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFES360

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Peter Greateorex Unique Homes have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





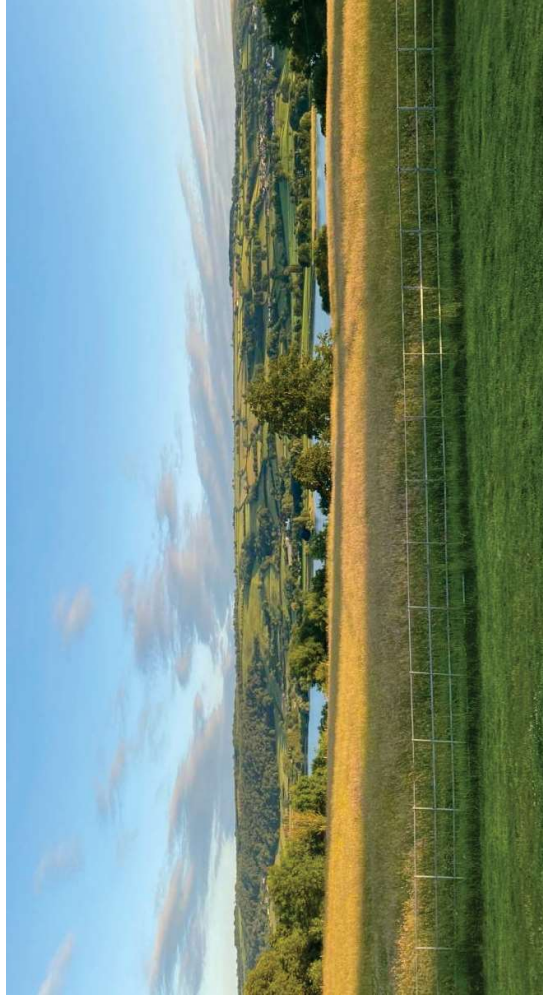
For more information please
get in touch with our team

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Your home deserves
extraordinary.



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