

LODESTONE



The Manor, Hinton Blewett





The Manor, Hinton Blewett

BS39 5AN

£3,295,000

7 Bedrooms

4 Bathrooms

4 Receptions

PROPERTY FEATURES

- Magnificent Grade II listed country house in the Chew Valley
- Bath, Bristol and Wells all within easy reach
- Beautifully presented property in private village location
- Approximately 4 acres of land and gardens
- Stunning formal gardens, paddock and walled garden
- Cinema room and cellars
- Home offices
- Beautiful outbuildings for use as garaging, stabling or workshops





The Manor is a magnificent Grade II period country house located in the centre of the village of Hinton Blewett, in Somerset's sought after Chew Valley region. Set within fine landscaped gardens, this exceptional home dating from the late 1700s, exhibits fine Georgian architecture and retains a wealth of classical period features evident throughout. The property was further enhanced in the late 1800s and now provides over 9,000 sq.ft of well-appointed accommodation across three floors. This luxurious family home offers every amenity and the opportunity to entertain in real style.

The Manor is approached via automated gates and a driveway that runs through the grounds beneath a canopy of mature trees, culminating in a beautiful gravelled parking area to the East. An impressive front door opens to an elegant entrance hall with its original natural stone floor and doors that open to a palatial drawing room and a fabulous contemporary walnut bespoke kitchen. With high ceilings framed with period cornicing, beautiful aged oak floors, and perfectly proportioned shuttered sash windows, these are truly majestic spaces with extraordinary charm. The kitchen itself is lavishly equipped with an electric 5 oven aga, hotplates and additional induction hob. The dishwasher and fridge freezer are Fisher & Paykel and a Franke sink with quooker tap for boiling and sparkling water, is joined by black granite work surfaces. Pocket doors allow the prep area of the kitchen to be hidden from view, if required. Five lamps illuminate a generous breakfast bar that comes with a fine marble work top. An original Bath stone fireplace warms a comfortable seating area and glazed doors open to the formal gardens beyond. The drawing room is no less impressive, featuring an original period fireplace and offering the perfect space to entertain with the kitchen adjacent.

Beyond the main reception hall are three further reception rooms each exuding its own, individual charm. The morning room is light and airy and is furnished with a painted timber floor and glazed doors that open to the garden and terrace. The dining room impresses with a wood burner that sits beneath a





Bath stone surround also featuring doors to the garden and water fountain beyond. The sitting room at the far end of the house is a cosy retreat and is warmed by another wood burning stove that sits in an attractive original red brick fireplace. Also on the ground floor and off an inner hall is a remarkable scullery with an original bread oven, flagstone floor and a door that opens to a private terrace. Whilst retaining the charm of the original room, it is well equipped as a second kitchen with a washing machine, dishwasher, and stone sink. Two original water pumps (one on the terrace and one inside) hint at the rich history of the house. Completing the ground floor is a cold store pantry and two cloakrooms.

Of particular note is the cellar accessed via a staircase from the hall where part of it has been transformed into a cinema room with an Epsom cinema system and raised soundproofed floor. The original wine vaults are still in evidence next door and installed within the last two years, the cellar also houses two new boilers that supply a flexible, heat efficient, three zoned gas central heating system that features new, period style, thermostatic cast iron column radiators. There is external access via separate steps to the garden.

From the reception hall, a beautiful staircase rises to the first-floor landing area with a charming period fireplace and access to a palatial principal bedroom suite. Along with the magnificent bedroom there is a very generous dressing room which could serve as a seventh bedroom and a beautifully appointed bathroom. The bedroom is large enough to offer a seating area that makes the most of an original fireplace and three perfectly proportioned Georgian sash windows offer stunning views of the gardens and beyond. The bathroom is majestic and features a stand-alone bathtub, oversized shower, twin sinks crafted within a Corian vanity unit and another beautiful fireplace. The dressing room offers a wide array of wardrobe space. Each of these rooms feature fine timber floors that lend them real character.

A further flight of stairs rises to a second floor with another pretty bedroom that also enjoys an en-suite bathroom. An old French bathtub complements a large shower (with integrated showerhead) and underfloor heating warms the room. The views of the surrounding countryside are particularly beautiful.





From the main landing area, a corridor runs the length of this wing of the house with access to four further bedrooms. There is also a wet room (styled in Mandarin stone) and a further substantial sized bathroom at one end. All these rooms are elegantly furnished and variously feature original fireplaces, period sash windows, and wash basins. The bathrooms are furnished with high quality fixtures and fittings, heated chrome towel rails and are contemporary in style with natural stone finishes. All these rooms enjoy sensational views of the gardens and the countryside beyond.

Outside

An original stone wall extends around the perimeter of the property affording a high degree of privacy and the gardens are simply beautiful. Adjacent to the main house is a formal garden, perfectly proportioned and enhanced by clipped box hedging that frame mature bay trees in their beds. A stunning pond offers a focal point and is embellished with a pretty fountain at its centre. Sitting alongside is a seasoned stone terrace sheltered by a charming summer house, formerly used as an art studio, that offers respite in the heat. Beyond the formal gardens, perfectly manicured lawns sweep away to the near boundary of mature trees and shrubs that include some aged oaks, Mongolian pines and a variety of Yew. Further afield is a magnificent Victorian walled garden that has been home to a nursery that supplied the village with fresh food during the war. An enormous "potting shed" runs much of the length of the North Wall. This garden leads to a paddock that could be employed for a variety of uses. To the South side of the house, the prettiest of gardens is adorned with another seasoned stone terrace and a period fountain set within more beautiful box hedging.

Outbuildings

Alongside the gardens are a variety of outbuildings that include storerooms, a woodshed and machinery shed. The original two storey coach house is perfectly suited for use as a double garage, with the former stables, featuring the original cobbled brick floor, currently in use as home offices. These could easily be converted back to provide stabling if required, with the original stable doors and hay bars having been retained by the current owner.





The property is fitted with an extensive security system that includes separate alarms for both the Manor and The Coach House with an eight camera CCTV system in place around the house and outbuildings.

Situation

The Manor's location is delightful, it offers a high degree of privacy and seclusion whilst being charmingly located within Hinton Blewett village. Imagine a quintessentially English village green with old cottages, a Pub and an ancient Church at its heart and this is what you will find here. The Manor is situated adjacent to the Grade I listed St. Margaret's Church and a very short walk brings you to the Ring O' Bells Free House which has an excellent reputation for a very warm welcome and delicious food.

Hinton Blewett lies within Somerset's scenic and tranquil Chew Valley, with a significant area forming part of the Mendip Hills Area of Outstanding Natural Beauty which is considered by many to be Somerset's most beautiful area. There are many outdoor pursuits available to enjoy in the region including sailing, fishing, cycling, fabulous countryside walks and a great selection of fine places to dine, with many of the restaurants, pubs and cafes using produce sourced locally. The villages within the region are pretty and architecturally interesting and there are many charming, individual buildings housing communities that are vibrant and inclusive, with many events being organised across the year.

The Chew Valley is an affluent area attracting families, business owners and those who are looking for an authentic rural retreat that is superbly connected. The Manor provides a luxurious countryside residence that is perfectly balanced with the ability to easily reach some of the best cities in the UK. Bristol International Airport can be reached in twenty minutes with the major cities of Bath and Bristol roughly equidistant and accessible within half an hour. Bristol Temple Meads train station and Bath Spa station offer direct links to London Paddington and leaving from The Manor and arriving in London in around two hours is easily achievable. The M4 motorway and M5 motorway heading north can be accessed from Bristol, or if heading south to Devon and Cornwall the M5 can be joined at junction 21 which is fifteen miles



to the west. The Manor's excellent location means that there is easy access to the many excellent schools in the area including those in Bristol and Bath plus Wells Cathedral School in the small city of Wells, which is fifteen minutes by car and Millfield in Street, approximately half an hour away.

The Cathedral City of Wells offers a twice weekly market with good local produce available, delicious fresh fish, meat, a variety of street food and many locally made artisan products. There is a choice of supermarkets including Waitrose, Tesco and Morrisons and at the heart is the stunning medieval Cathedral and Bishop's Palace with its beautiful gardens. Tables and chairs adorn the cobbled square of the Market Place offering a wonderful spot to sit and watch the world go by surrounded by fabulous architecture and historic buildings.

Soho House's long standing rural property Babington House, offering members metropolitan cool in the countryside, is a thirty-minute drive away and The Newt countryside estate, where luxury meets nature, is a forty-five-minute drive with membership required, but available to all.

Schools - all within approximately 30 minutes or less

Wells Cathedral School, Millfield Prep and Senior, King Edwards School, Kingswood School and Monkton Combe in Bath. Badminton School, Bristol Grammar School and Clifton College in Bristol. Downside and All Hallows.

Directions

Postcode: BS39 5AN

What.3.Words: poetry.quality.chatting

Viewing by appointment only.

Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance

PART A

Local Authority: BANES

Council Tax Band: H

Price: £3,295,000

Tenure: Freehold

PART B

Property Type: Detached

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains Electricity

Water Supply: Mains Water

Sewerage: Mains drainage

Heating: Gas fired central heating

Broadband: Fibre to the premises. Current owner has 500mb/s using Truespeed as the broadband provider. Please refer to Ofcom website.
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Parking for several vehicles

PART C

Building Safety: Our vendor is not aware of any building safety issues or any planned or required remediation work, but we recommend that you engage the services of a chartered surveyor to confirm.

Restrictions: The property is Grade II listed so some restrictions on construction work may apply. We recommend that you take your solicitors advise on this matter.

Rights and Easements: On rear driveway: pedestrian access to neighbouring Church gateway. Unloading access allowed for neighbouring Manor Cottage.

Flood Risk: Very low risk of flooding

Coastal Erosion Risk: N/A

Planning Permission: Various Listed Building consents given for changes to doors, window improvements and internal wall removals. No major construction works have been undertaken in the last 20 years.

Accessibility/Adaptations: N/A

Coalfeld Or Mining Area: N/A

Energy Performance Certificate: Exempt as Grade II listed

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

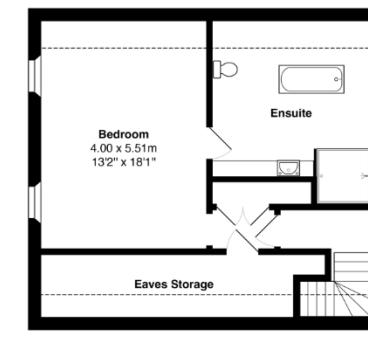
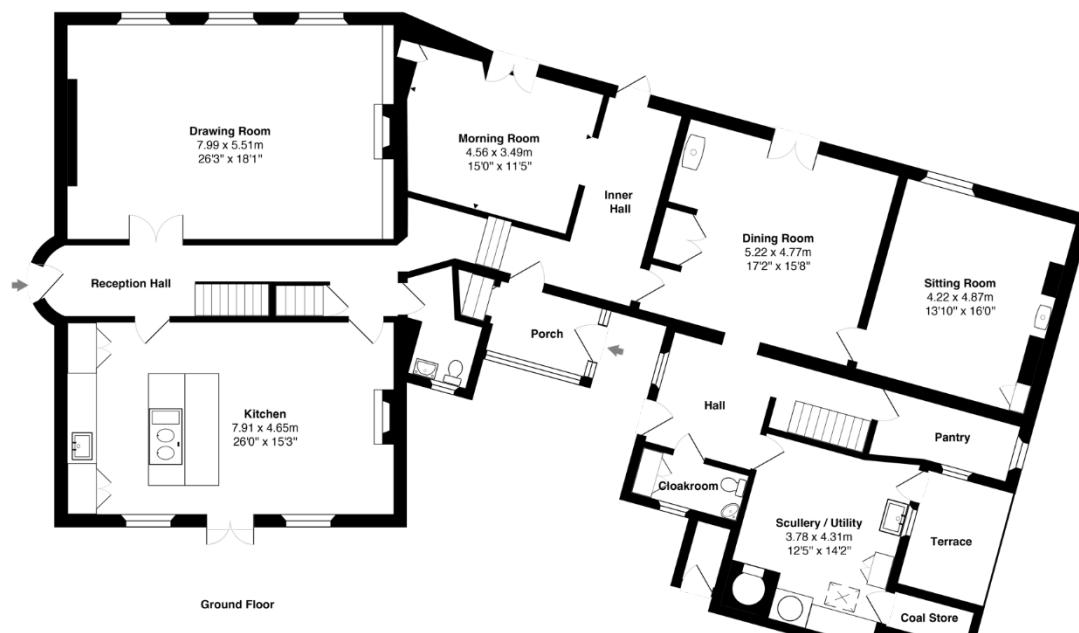
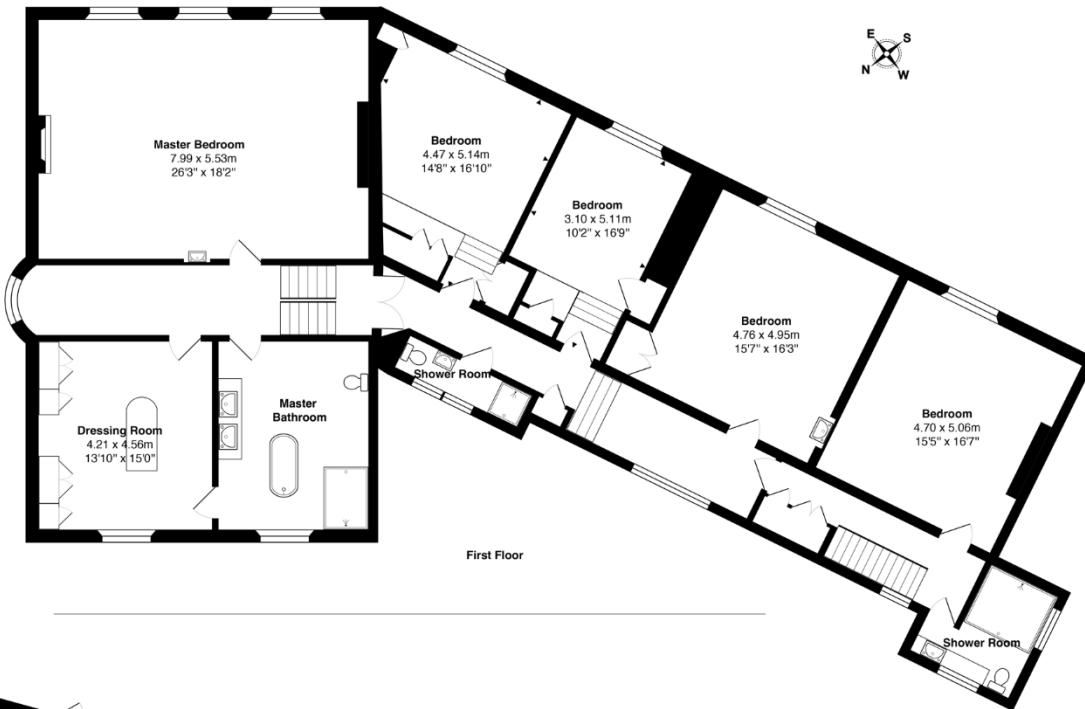
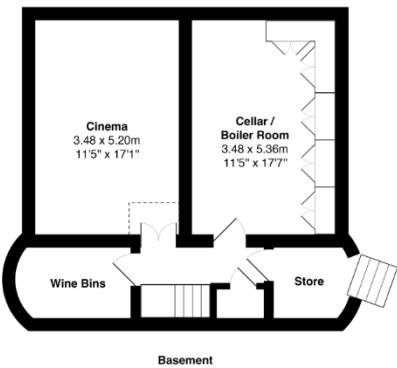
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.





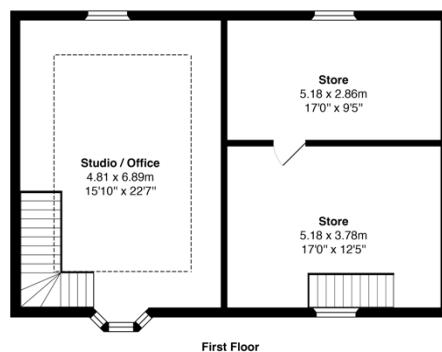
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Approximate gross internal floor area - 884.4 m² / 9.518 ft²

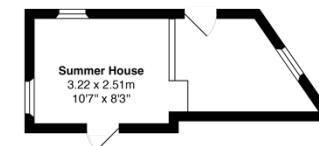
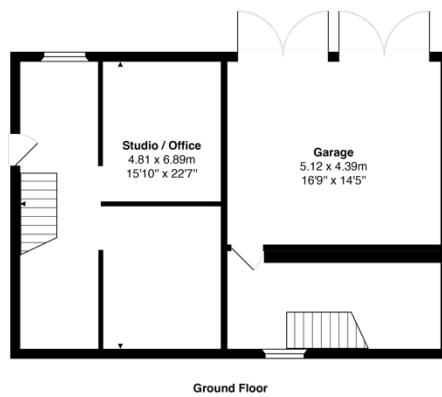
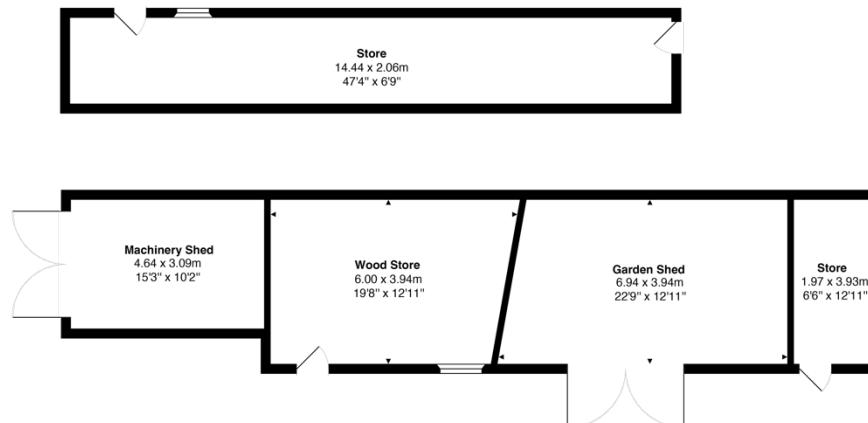


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Stables and Coach House



Barns



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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