



The Granary , Belluton, Pensford, Bristol, BS39 4JJ

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- Stunning Location with Views
- Detached Characterful Main House
- Pretty Cottage
- Swimming Pool Complex
- Parkland Style Grounds
- Six Double Bedrooms
- Five Bathrooms
- Four Reception Rooms
- Double Garage and parking
- 6 acres of land by separate negotiation



THE GRANARY, HARVEST COTTAGE & POOL HOUSE

Three in one! This beautiful set of two characterful stone-built homes plus a stunning pool house offers maximum flexibility and the opportunity for multi-generational living or a holiday let business opportunity. The property is set in the hamlet of Belluton with gorgeous countryside views towards Pensford and the Viaduct and is set in large gardens. Further land of circa 6 acres is available by separate negotiation.

The Granary – entering into conservatory style porch/boot room with warm and welcoming flagstone floors - this leads into the large and comfortable sitting room with a huge inglenook fireplace and deep-set window to the front. From here double doors lead into the stylish fitted farmhouse style kitchen/breakfast room with lovely rustic touches, and then access into the conservatory style dining/family room which is flooded with natural light and with French doors onto the patio outside.

From the lobby to the rear of the kitchen, there is a very useful utility room and downstairs cloakroom and outside access to the rear of the house.

On the first floor the principal bedroom has dual aspect windows with stunning views and a stylish ensuite bathroom. A second large bedroom, again with dual aspect has a dressing area with fitted wardrobes and a very pretty bathroom right next door. A third bedroom, currently used as a home study completes this floor. On the second floor there are two further bedrooms and a bathroom.

Harvest Cottage - such a pretty home! Perfectly proportioned single level living! Entering into the welcoming hallway from which all rooms flow really nicely.

The large sitting room is warm and welcoming with a cosy fire and from here via French doors head into the fully fitted modern orangery-style kitchen with a central island. This room is light and



bright and leads out onto the stone terrace – ideal for al-fresco dining or your morning coffee. The large double bedroom is perfectly served by the walk in shower room adjacent, and there is also further walk in shower room which completes the property.

Pool House – what a fabulous space this is, with natural stone, rustic timbers and a vaulted ceiling! Entering through double glazed doors – the building is glazed to one side with doors onto the terrace area outside. There is a fabulous, heated swimming pool with seating areas around, together with a hot tub and changing/shower and toilet facilities – there is even a fireplace – wonderful for a winter pool vibe.

Outside are gorgeous open gardens with smaller spaces and seating areas between the properties – extensive selection of mature fruit trees including figs, apples, pears, plums, damsons, greengages and grapevines. The garden also boasts a substantial veg plat, mature shrubs, together with planted borders and pergolas with climbing plants scrambling over, creating a very special environment. Furthermore, there is a double garage, driveway and ample parking.





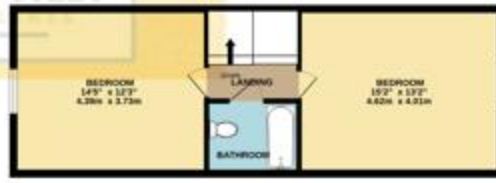
GRANARY - GROUND FLOOR
1029 sq.ft. (95.6 sq.m.) approx.



GRANARY - FIRST FLOOR
617 sq.ft. (57.4 sq.m.) approx.



GRANARY - SECOND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 2089 sq.ft. (194.0 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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GROUND FLOOR
2234 sq.ft. (207.5 sq.m.) approx.



Joanna Tiley Estate Agents

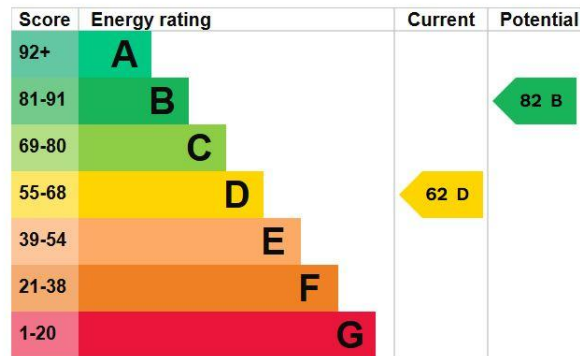
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Energy rating and score

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

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

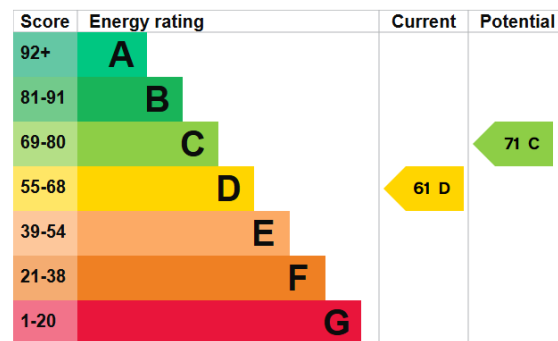


The graph shows this property's current and potential energy rating.

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.

THE GRANARY

Ground Floor

PORCH/BOOT ROOM 9'2" x 10'2"

SITTING ROOM 23'3" x 17'2"

KITCHEN 13'6" x 17'0"

DINING/FAMILY ROOM 13'0" x 15'7"

UTILITY 7'7" x 11'5"

CLOAKROOM 6'2" x 5'5"

First Floor

BEDROOM 12'-" x 11'7"

ENSUITE 14'0" x 6'3"

BEDROOM 10'2" x 8'1"

BEDROOM 11'8" x 18'4"

BATHROOM 6'3" x 6'4"

Second Floor

BEDROOM 14'5" x 12'3"

BEDROOM 15'2" x 13'2"

BATHROOM 6'10" x 5'5"

Harvest Cottage

KITCHEN 16'01" x 10'6"

SITTING ROOM 17'4" x 15'3"

BATHROOM 9'10" x 6'1"

BEDROOM 16'03 x 17'2"

BATHROOM 9'10" x 5'5"

Pool House

POOL ROOM 32'8" x 29'7"

CHANGING AREA 8'7" x 17'4"

GARAGE 18'7" x 17'4"

ABOUT THE VILLAGE Belluton is a small village in Somerset on the edge of the Chew Valley and part of the civil parish of Publow between Chew Magna and Pensford and all the amenities these villages afford. It is ideally placed if you are looking for countryside living with the benefit of an easy commute to Bath or Bristol (Bristol 6½ miles, Bath 12 miles). The Cathedral City of Wells is just under 15 miles away.

There are beautiful walks on your doorstep including the 17 miles Chew Valley Three Peaks Tour which has stunning views across the Chew Valley. Adjacent village Pensford is a friendly community with lots of facilities to enjoy including three Public Houses, a Village Hall and a shop with a Post Office. The village of Chew Magna is a few minutes' drive away with its choice of excellent pubs and restaurants including The Lazy Lobster, a seafood and wine bar, two excellent cafés, JARS and Moondance. The village has a Co-op Supermarket, Post Office, florist and gift shops. The excellent Pearce's butchers on the High Street is very popular with Valley locals. Access to both the M4 and M5 are within a reasonable distance, railway stations at Bristol Temple Meads and Bath Spa provide services to London and the national rail network. Nearby Bristol International Airport has flights to Europe and connecting flights to the rest of the World.