

THE ROUND HOUSE STANTON DREW



THE ROUND HOUSE, STANTON DREW, NEAR BRISTOL

Bristol 8 miles • Bath 13 • Wells 17 miles

Offers In Excess Of £110,000

A fascinating period property that was once a former toll house. This Grade II listed, one bedroom detached property, dating from the 18th Century is one of the most iconic and instantly recognisable properties within the area, coupled with its unique layout it really is a must see.



- Kitchen
- Shower Room
- Bedroom
- Grade II listed
- Period Property
- Detached
- Landmark
- Unique Layout
- Popular Village Location
- Easy Access to Bristol, Bath and Wells
- No Chain Delays
- Iconic

DESCRIPTION

The Round House is a well-recognised landmark of the popular village of Stanton Drew. The Grade II listed former toll house was built in the 18th Century. The house has a unique layout and is arranged over two floors.

Upon entering The Round House you are greeted by the quaint kitchen. The triple aspect room offers, window seats, storage under the stairs and enough space for a small kitchen table. Leading from the kitchen is the shower room, which is currently fitted with a shower and a WC.

Upstairs is the bedroom which has a feature fireplace and enough space for a double bed. The bedroom benefits from a high ceiling with beams which really grabs your attention on entering the room.

The Round House still maintains a thatched roof which only boosts the charm and character which features throughout the house. The property is located on a triangular piece of garden.

The former toll house was once lived in by families who would collect the toll money. There once was a small hook where a pouch would sit, the coach drivers would then pay their toll money and it would be collected by the toll house keepers.

The property has such a wonderful history and has been so well maintained over the years. It's a real gem that is hidden in the depths of the Chew Valley and really must be seen to take in all the character the period home has to offer.



A unique one bedroom detached home that was once a former toll house.



GENERAL PROPERTY INFORMATION

TENURE

The property is of freehold tenure with vacant possession upon completion.

OUTGOINGS

Council Tax – Band TBC

SERVICES

Mains water, mains electricity and electric fired central heating. Private drainage.

FIXTURES AND FITTINGS

All those items usually regarded as retained to the vendors are specifically reserved out of the sale, although some may be available to the purchaser if required at valuation.

PUBLIC AUTHORITIES

Bath and North East Somerset Council Tel: 01225 477000

POSTCODE

BS39 4ES

VIEWING

Strictly by appointment with the Vendor's Agent, Killens 01275 333993

DIRECTIONS

From Chew Magna proceed along The Chalks, which becomes the B3130, and head out of the village towards Pensford. From The Chalks, drive approx. 1.4 miles and you will find The Round House on your right.

SITUATION

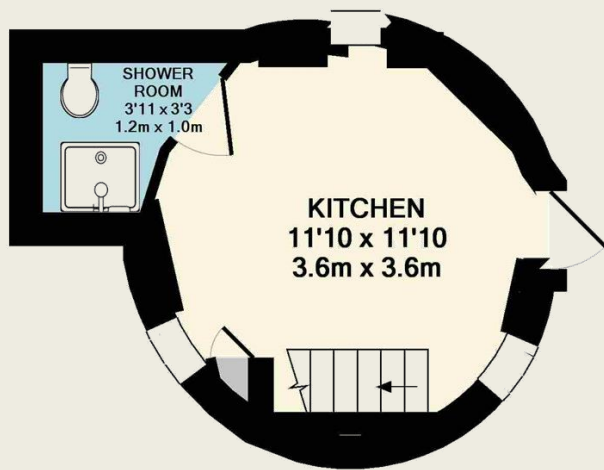
The Round House is situated in the picturesque village of Stanton Drew. Stanton Drew is a popular village situated within the Chew Valley. Within the village, there is a small range of local facilities including a primary school, a public house, a church and a village hall. The village is also famous for its stone circles, these ancient monuments date from 3000 – 2000 BC and display the second largest stone circle in Britain.

The neighbouring village of Chew Magna has a good range of local shops including a well-stocked supermarket, master butcher, coffee shop, travel agent, post office and a bank. There are also four public houses nearby, one of which (The Pony and Trap) has been awarded a Michelin star.

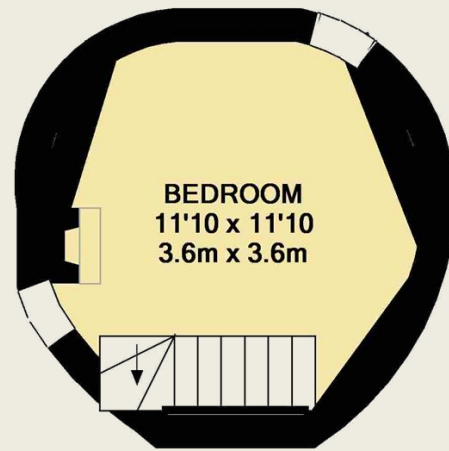
The village's situation in the Chew Valley offers commuters excellent access to the regional Centre of Bristol which is 8 miles to the north and the Heritage City of Bath which is 13 miles to the east. The Cathedral City of Wells, which offers further facilities, is 17 miles to the south.

The Chew Valley and Blagdon lakes are close by, notable for their fishing, birdlife, sailing and nature study amenities. A visit to Salt and Malt at Chew Valley Lake is highly recommended, as this modern tearoom/fish restaurant is owned by the same family as The Pony and Trap. The Mendip hills, well known for their limestone features, provide a wide range of informal leisure opportunities.





GROUND FLOOR
APPROX. FLOOR
AREA 146 SQ.FT.
(13.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 112 SQ.FT.
(10.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 258 SQ.FT. (24.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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