



The Round House  
Stanton Drew, BS39 4ES

debbie fortune





# The Round House, Stanton Drew, Bristol, BS39 4ES

Price: £140,000

- An iconic piece of local history!
- Bursting with period charm and character
- A brilliant investment!

## DESCRIPTION

Is this the smallest detached property in England? Picture the scene back in 1793 when this charming piece of local history was first constructed, The Round House. Small in stature but beaming with character the detached Round House was built originally as a Toll House to serve the road leading west towards the coast! As we say the property really is quite quaint and totals at just 285 square feet, which is in fact smaller than your average school bus or tube carriage!

Being such a well know building within the Chew Valley the Round House boasts many a tale about its history. We have heard stories about a family of eight living amongst the building with the children having their bunk beds built amongst the roof rafters which are in fact still present in the property today. Other stories include tales of how an old hook with money pouch used to hang over the front door of the Round House and coach drivers would pass their fares into the pouch as passed freely along the road. The Round House remained a working building for about 70 years from 1800 until around 1870 where it then became a residential dwelling. Now the Round House is looking for its new custodian who can add further to the properties history!

The hexagonal internal accommodation at the Round House briefly comprises an open plan kitchen and living area as well a modern downstairs showeroom. A twisting staircase to one side of the building leads to a large bedroom which boasts vaulted ceilings with exposed beams and enjoys a superb countryside aspect.

The property itself, dressed with a traditional thatched roof, is positioned within the heart of the Chew Valley and really is perfect for any homeowner who is looking for the best of both worlds; stunning countryside surrounds literally on your doorstep; and brilliant city links back to Bristol, Bath or Wells.

## SITUATION

Stanton Drew is located just to the south of the road that runs between the villages of Pensford and Chew Magna on the B3130. The Bath & North East Somerset village is famous for its prehistoric Stone Circles, the largest being the Great Circle consisting of the second largest Stone Circle in Britain (after Avebury). The village also has a range of listed buildings dating from the 13th to 15th centuries. The Parish of Stanton Drew has about 800 people and includes a primary school, local Inn, the Church of St Mary the Virgin and village hall where there is a

- Stunning countryside views
- Open plan kitchen and living area
- Modern shower room

venue for Mothers and Toddler Groups and Pre-School along with various activities. The area that surrounds the village has several dairy and arable farms and many people commute to Bristol and Bath. The popular Chew Valley Secondary School is located between Chew Magna and Chew Stoke and is served by a daily school bus.

Chew Valley is unique in the West Country, comprising some thirty five thousand acres of unspoilt and protected countryside which occupies the middle ground of the Bath, Bristol and Wells triangle. Dominating the scene are the Chew Valley and Blagdon Lakes, notable for their fishing, birdlife, sailing and nature study amenities. The villages in the Valley are all unspoilt and each has its individual charm and character. Only seven miles to the north of the Chew Valley is the City of Bristol, the West Country's financial and business centre, whilst the charming City of Bath with its Roman origins and Georgian architectural masterpieces is under half an hour's drive to the East. On the southern side of the Mendips is the historic City of Wells, England's smallest, with its ancient Cathedral.

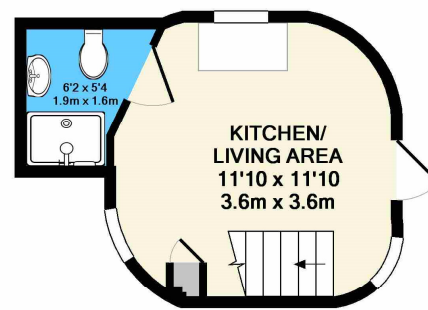
The region is well served by excellent Inter City Rail Links and the M4/M5 links to the rest of the Country. Bristol Airport is some six miles to the west.

## DIRECTIONS

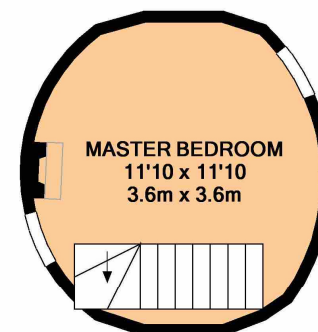
Travelling from Chew Magna towards Stanton Drew proceed along the B310 heading East. The Round House is found on the right hand side as you reach the junction towards Stanton Drew. The property is marked with a Debbie Fortune Estate Agents for sale board to the front.

### We have noticed ...

What an opportunity! Whether you are looking for a holiday cottage, rental opportunity or even to simply acquire an integral piece of local history then look no further!



GROUND FLOOR  
APPROX. FLOOR  
AREA 153 SQ.FT.  
(14.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 133 SQ.FT.  
(12.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 286 SQ.FT. (26.6 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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