



Portugal House

47 High Street, Chew Magna, BS40 8PR

debbie fortune



Portugal House 47 High Street Chew Magna Bristol BS40 8PR



- A beautiful period home
- Benefiting from extensive accommodation approaching 5000sq ft
- Extremely well presented throughout
- Five reception rooms and five bedrooms
- Two bedroom adjoining cottage
- Double garage and separate studio apartment
- Large private gardens
- Ample off street parking

Price Guide £1,750,000

DESCRIPTION

A wonderful period home!

Nestled away upon Chew Magna's iconic High Street, you really would have no idea that this evocative residence offers as much as it does! Boasting nearly 5000sq ft. of beautiful accommodation, the property dates back to the late 18th century and offers traditional features with a superb modern twist. The property also offers a two bedroom cottage, studio apartment, garaging and a plot approaching nearly 3/4 of acre. The accommodation is brilliant but the location is going to be tough to beat as well, just minutes from an abundance of village amenities and yet still within very easy commuting distance of Bristol, Bath and Wells.

For a period home Portugal House is incredibly light and airy! The property benefits from a Southerly aspect and an abundance of large windows that means from nearly every room there is a view over open countryside or the gardens to the rear!

The main entrance leads into the sitting room which is surrounded by the dining room, family room, study and drawing / billiard room. There are a range of period features including shuttered windows, fireplaces and ornate ceiling cornices. The orangery has a lovely outlook over the front terrace and garden.

The first floor comprises the master bedroom with dressing room and ensuite bathroom. There is an ensuite bedroom and two further bedrooms that are served by the family bathroom. Stairs lead up to the second floor where there is the fifth bedroom and an attic room.

The property is approached via a stone pillared entrance into a cobbled courtyard with space for numerous cars. The garage block has electric up and over doors and includes a workshop area. The enclosed gardens are laid to level lawns, with the large rear garden having a range of mature ornamental trees and hedging; and a separate kitchen garden and greenhouse.

SITUATION

The village of Chew Magna was voted in 2011 top out of the twelve best villages in the UK in a survey featured in the Sunday Times. Surrounded by rolling hills, this Bath & North East Somerset village (www.chewmagna.org.uk) can trace its history back to Saxon times, and is popular with those who wish to escape from the city but have easy access to their place of work, being only 10 miles from Bristol, with its International Airport, mainline railway links and the M5 and M4 motorways. The picturesque countryside of the Mendips and the beautiful Chew Valley and Blagdon lakes are no more than a few miles away, and to the east is the Roman City of Bath, about a 30 minute drive away. The excellent local amenities include nearby schools, four pubs, a supermarket, nursery and an area of shops including a post office café and sea food restaurant.

DIRECTIONS

Travelling through the centre of Chew Magna from the East, proceed past the Debbie Fortune Estate Agents office and head out of the village towards Winford. Continue past further village amenities on both sides of the road and the property can be found, set back from the roadside, on the right hand side just as you reach the junction with Battle Lane.

EPC RATINGS

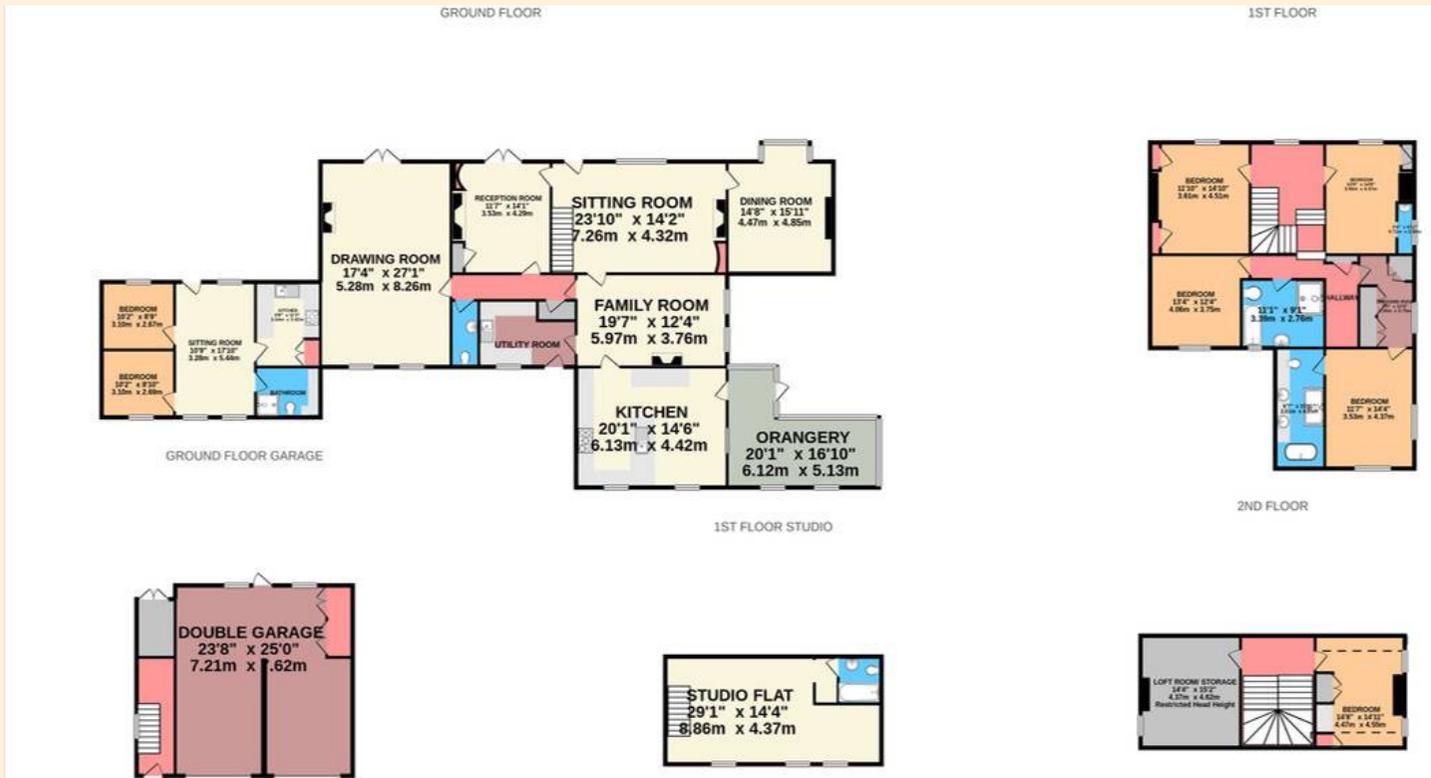
Portugal House: Exempt

The Cottage: D

Hayloft: E







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.

Made with Metropix ©2020



debbie fortune ESTATE AGENTS

9 South Parade, Chew Magna,
Bristol BS40 8SH

Tel 01275 333888 www.debbiefortune.co.uk



1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2. No person in the employment of or agent of or consultant to Debbie Fortune estate agents has any authority to make or give any representation or warranty whatsoever in relation to this property. 3. Measurements, areas and distances are approximate, floor plans and photographs are for guidance purposes only and dimensions, shapes and precise locations may differ. 4. It must not be assumed that the property has all the required planning or building regulations consent and that appliances referred to in the details are in safe and working order.





