



Greenway House, Litton Lane, Hinton Blewett BS39 5AY

£695,000 Freehold

COOPER  
AND  
TANNER







# Greenway House, Litton Lane Hinton Blewett, BS39 5AY

 4  2  1 EPC TBC

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## Description

A charming, four bedroom, quintessential character property located in a rural location offering superb panoramic countryside views and being offered for sale with no onward chain.

Greenway House is coming to market for the first time after being within the family for a long period of time, offering the prospective buyer the opportunity to put their own stamp on it.

The property offers mature gardens, a detached double garage, driveway parking for up to three cars and stone barn which would be a great home office, gym or potential AirBNB, subject to the necessary planning permissions being sought.

The accommodation of Greenway House is arranged over two floors and comprises the main front stain glass period door which leads into the dining room. Within the dining room there is a bay window with bespoke wooden shutters overlooking the front garden, wood burning stove and a turning staircase from here leads to the first floor.

The sitting room also enjoys a bay window to the front and a feature fireplace houses a wood burning stove with shelving to either side. The dual aspect farmhouse kitchen/breakfast room has a range of fitted wall and base units with AGA and space for appliances.

The inner hall has an under stairs storage cupboard and a door leads through to the utility and boot room which has a cloakroom leading off and a door to the garden. In addition to the downstairs of the property there is a playroom, tack room and a study.

To the first floor there are four bedrooms, two of which have built in storage cupboards. There is also a family bathroom with a white suite.

Internal viewing comes highly recommended to fully appreciate what this property has to offer.













## Outside

The property is approached over a driveway which leads to the detached double garage and parking area. There is a detached stone barn which is currently being used as a garden room but has the potential of bringing in an income for AirBNB purposes, subject to the necessary planning permissions being sought. Alternatively, the garden room could be used as a home office, gym or cinema room. There are charming enclosed gardens which are predominantly laid to lawn with mature flowerbeds and borders housing a wide selection of plants, shrubs and bushes. Nestled within the corner of the garden is a gravelled seating area, ideal for enjoying those summer evenings. Encompassed by stone walling there are pathways leading to the front garden and covered terrace, enjoying views across the neighbouring countryside and beyond.

## Location

The village of Hinton Blewett lies on the Northern slope of the Mendip Hills in an area of outstanding natural beauty and in the Chew valley, so it is perfect for walking or equestrian pursuits. It is situated 15 miles south of Bristol and 6 miles from Midsomer Norton. The village has a 13th century church, a village green and a popular village pub 'The Ring O' Bells'. Amenities in nearby Bishop Sutton include a shop, a hairdresser, a popular pub and a Post Office/convenience store. Cameley School is the catchment primary with Chewton Mendip close by. Chew Valley School is very well regarded with an excellent sixth form. Schools are plentiful with the Wells Cathedral School, Millfield School in Street and Downside school in Stratton-on-the-Fosse are easily accessible. There are good road links to Bristol, Bath, the motorway system and Bristol Airport, with rail links from Bristol Temple Meads to London Paddington. Bristol International Airport has flights to Europe and connections to the rest of the world. Sporting facilities in the area include racing at Wincanton and Bath, golf at Wells and near Oakhill, sailing or fishing at Chew Valley and Blagdon lakes.



### Local Information Hinton Blewett

**Local Council:** BANES

**Council Tax Band:** F

**Heating:** Oil central heating

**Services:** Private drainage, mains water and electricity.

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Bath Spa
- Bristol Temple Meads



### Nearest Schools

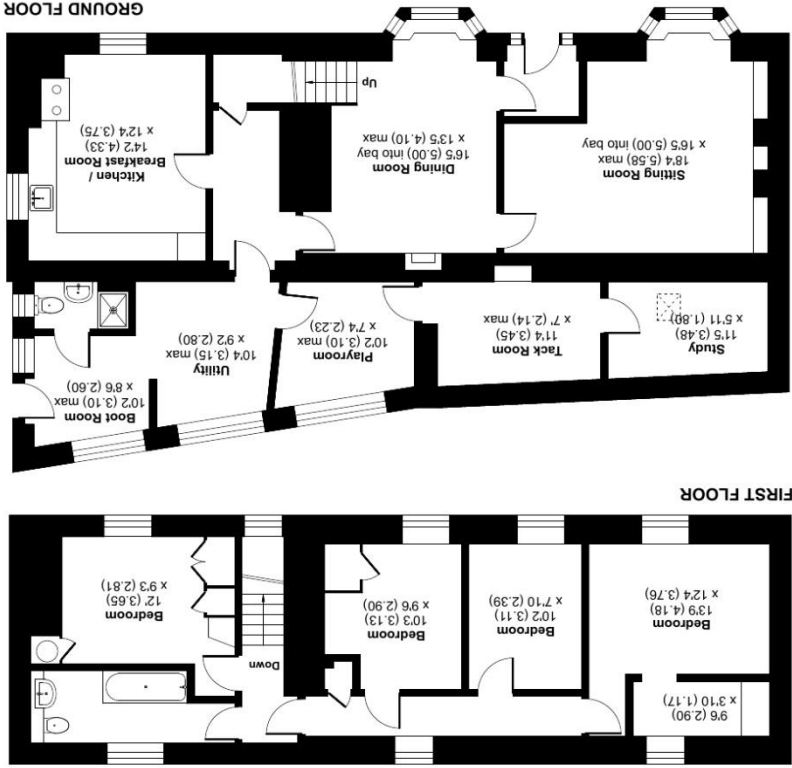
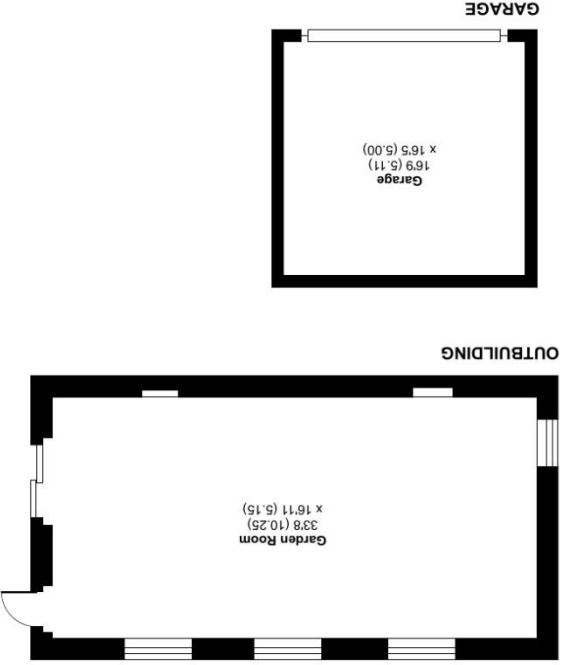
- Midsomer Norton & Temple Cloud
- Bath & Wells



# Litton Lane, Hinton Blewett, Bristol, BS39

Approximate Area = 1944 sq ft / 180.6 sq m  
Garage = 275 sq ft / 25.5 sq m  
Outbuilding = 577 sq ft / 53.6 sq m  
Total = 2796 sq ft / 259.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
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