



Littleton Court, Littleton Lane, Upper Littleton, BS40 8HG

£1,895,000
Freehold

COOPER
AND
TANNER



Littleton Court, Littleton Lane Upper Littleton, Chew Magna BS40 8HG

 4  3  3 EPC N/A

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Description

A sympathetically restored, six bedroom, Grade II listed country house with attached cottage, located in an enviable position within the Chew Valley with easy access to Bath and Bristol, all set within mature gardens and grounds of approximately 4.75 acres with stabling and outbuildings. Littleton Court retains its character, charm and period features throughout and is a truly magnificent family home and must be viewed to be appreciated.

This Grade II listed country property is a charming and historic home, rich in character and period features. Nestled in a serene countryside setting, the property boasts traditional architectural details such as exposed timber beams, original stonework, and mullion leaded windows, all preserved to maintain its historical significance. The interior offers spacious rooms with high ceilings, cozy fireplaces, and elegant wooden floors, blending the charm of its heritage with modern comforts. Surrounded by mature gardens and scenic views of the surrounding landscape, this unique home offers a tranquil retreat while embodying the timeless beauty of English country living. The accommodation comprises an entrance reception hall which joins the main family home and the attached cottage. Within the main house there is a charming sitting room with inglenook fireplace and a turning staircase from here leads to the first floor. An opening from the sitting room leads to the dining room with feature fireplace and a door leads to the front

garden. The kitchen/breakfast room is located to the rear of the property with a range of solid wooden fitted wall and base units with granite worktops over with leisure range cooker, Belfast sink and a door leads into the pretty courtyard.

To the first floor there is a good size landing with a second turning staircase rising to the second floor and three bedrooms, one having an en-suite. There is a good size family bathroom with roll top bath and walk in shower. To the second floor is the principle bedroom suite with wonderful en-suite bathroom and its own living room, this room could have a range of functions should one wish.

The attached spacious two bed cottage is a wonderful addition to the property giving the potential purchaser the opportunity of an extra income or an ideal annex for a dependant relative. There is a charming sitting room with wood burning stove, dining room/study and a boot room. The kitchen/breakfast room has a wide range of fitted units with granite and wooden worktops over, with a door that leads to the courtyard and dairy. To the first floor of the cottage, there are two good sized double bedrooms and a bathroom with roll top bath.









Outside

The property is approached by a quiet country lane with double metal gates leading into the courtyard driveway/parking area. From the courtyard parking area you will find three stone stables and a tack room. There is a large detached 2 story stone barn, which subject to the necessary planning permission being sought, could be converted into an additional dwelling or ancillary accommodation. To the rear of the courtyard there are three additional stone stables and an open barn with gate leading to the menage/school. The land has been separated into three different areas, ideal for up to 5 horses.

The formal gardens of the property are predominantly located to the rear of the property with a walled cottage garden to the front housing a selection of mature plants, shrubs and bushes. A paved pathway at the front leads to the main front entrance door. There is a pretty courtyard which is accessed from both the main house and the cottage with a covered seating area, an ideal area for entertaining. There are an imposing set of stone steps that lead up to a large lawned area at the back of the property.

The mature gardens to the side and rear of the property are predominantly laid to lawn with a selection of mature trees, plants and shrubs with established flowerbeds and borders.

Location

Chew Magna is an attractive and desirable village with a vibrant village community and High Street. Amenities within the village include a well-stocked supermarket, master butcher, coffee shop and post office. 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 15 miles to the east. The Cathedral City of Wells, which offers further facilities, is 14 miles to the south. The Chew Valley and Blagdon lakes are close by, notable for their fishing, birdlife, sailing and nature study amenities.

Agents Note

In connection with the Estate Agents At of 1979, Section 21, the vendor of this property is connected to a member of staff of Cooper and Tanner.



Local Information Upper Littleton

Local Council: North Somerset

Council Tax Band: G & C

Heating: Oil central heating

Services: Private drainage, mains water and electricity.

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads

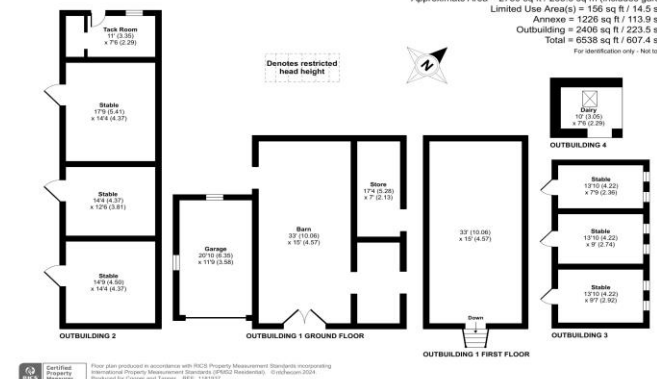


Nearest Schools

- Chew Magna
- Winford
- Chew Stoke
- Wells, Bath & Bristol

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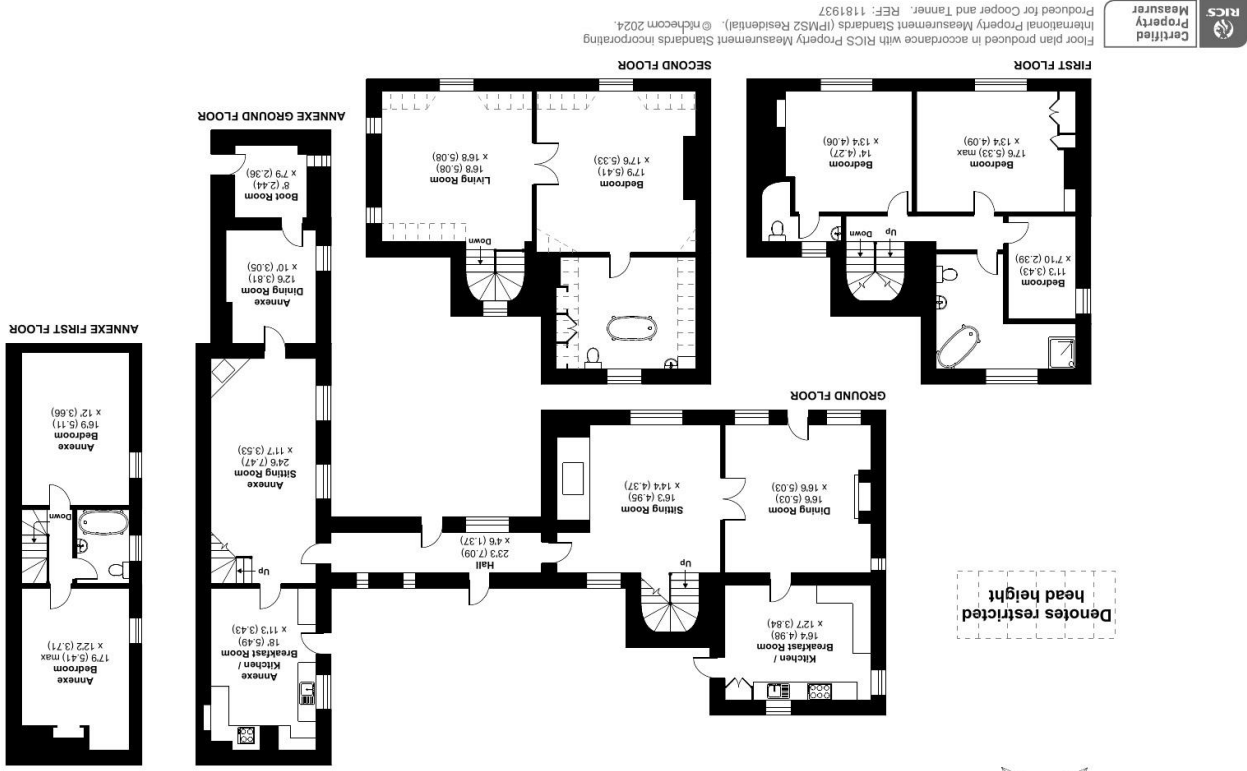
Approximate Area = 2750 sq ft / 255.5 sq m (includes garage)
Limited Use Area(s) = 156 sq ft / 14.5 sq m
Annexe = 1226 sq ft / 113.9 sq m
Outbuilding = 2406 sq ft / 223.5 sq m
Total = 6538 sq ft / 607.4 sq m
For identification only - Not to scale



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