



Stoneacre House, Stowey Road, Clutton, BS39 5TG

£1,165,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

Set in a secluded spot, with spectacular views over the rolling Somerset countryside is this exceptional detached family home. This bright and spacious property has been thoughtfully extended and updated by the current owner and includes five double bedrooms - two of which are ensuite, generous living accommodation, Southwest facing gardens including a large walled garden, former pump room and glass house in need of restoration and offering scope for further accommodation (STPP), ample parking and a two-storey garage/workshop. The property is also ideally located for an easy commute to Bristol, Bath and Bristol airport.

Double oak doors open into the impressive double height entrance hall. The hall, benefitting from a triple aspect, has space for coats and shoes, inset coir mat, cornicing, a large store cupboard, a ceiling rose with chandelier and attractive wall lights. A bespoke wide oak staircase leads up to the galleried first floor landing. The dining room is partially open to the hall, allowing views straight out over the gardens to the rolling countryside beyond. This generously proportioned room can comfortably accommodate a table to seat eighteen guests (or more), along with further space for comfortable seating and has a large window and sliding doors leading out to the patio and gardens beyond. From the hall, half glazed doors lead through to the triple aspect sitting room. Again, with lovely countryside views and French doors leading out to the garden, the sitting room is a comfortable room with a feature stone fireplace and woodburning stove as the focal point. The room narrows at one end to provide an additional seating area/snug. To the front of the property is a good-sized study, ideal for working from home. This room could also be utilized as a playroom or additional bedroom if required. Off the hall is a downstairs cloakroom with travertine style tiles, WC and wash hand basin. The dual aspect kitchen/breakfast room is once again a light and generous room with integrated appliances including a fridge freezer and dishwasher and an array of ivory Shaker style cupboards, drawers and deep pan drawers, all topped with granite worktops. The chimney breast, with wooden shelf above, houses the red 'Rangemaster' range cooker, with induction hob and has a built-in extractor above. The inset sink is perfectly positioned in front of a large window, offering uninterrupted southwest facing

countryside views whilst washing up. In the centre, a large granite topped central island, with pendant lighting above, offers further workspace and additional storage along with a breakfast bar with space to seat three. There is space for a breakfast table to seat six comfortably. Doors lead to a fully shelved, walk-in pantry and to the utility room. The utility room, with a window to the side, has further Shaker style cupboards, a large sink, space for an American style fridge freezer, space and plumbing for both a washing machine and tumble dryer and houses the Worcester oil fired boiler. A door leads out to the garden at the side and a second door leads to the ground floor shower room, which comprises; a shower and wash basin and is ideally placed for showering after a busy day in the garden or perhaps the dog after muddy walks.

On the first floor are five double bedrooms and the family bathroom. The principal bedroom is generously proportioned and benefits from a dual aspect with the larger of the windows looking out over the Southwest facing garden to the rolling fields beyond. The ceiling is partly vaulted, adding to the character of the room. A walk-in dressing room allows for plenty of storage and is fitted with shelving and hanging rails. The modern ensuite shower room is predominantly tiled and comprises; large walk-in shower with waterfall shower overhead and detachable shower hose to the side, hidden cistern WC, wall hung vanity basin and modern black towel radiator. A second ensuite bedroom, again benefitting from the south westerly views, is bright and spacious with a large ensuite bathroom comprising; bath with waterfall shower and detachable hose, WC, wash basin, large mirror and modern towel radiator. The third bedroom, again a generous double has two windows with beautiful countryside views. The fourth bedroom, a smaller double again has a sunny south westerly aspect. The fifth bedroom, again benefitting from marvellous views, is a cosy double or generous single and has a built-in wardrobe with shelf and hanging space. Accessed from the landing is a large, shelved cupboard, ideal for towels and linens. The family bathroom is tiled with honey coloured travertine style tiles and mosaic details, a double ended inset bath, large mirror, WC, wash basin and modern towel radiator. steps lead down to a fully tiled shower area with walk-in shower and shelving.









OUTSIDE

Entering the property, through the five-bar wooden gate is a gravelled drive leading to a large, gravelled parking area with ample parking (circa. twelve cars). To the left-hand side of the drive is an area of mature trees and woodland planting. A paved path, bordered by box hedging, leads to the front door and along the front of the house. Gardens wrap around the property and are mainly laid to lawn with mature trees and shrubs borders. Accessed from the dining room is a southwest facing paved patio with space for outside furniture and the perfect spot to enjoy the wonderful countryside views. A low, natural stone wall divides the garden from the surrounding countryside. To the side of the house is a larger area of lawn, again bordered by mature trees and planting and again with a low stone wall to make the most of the surrounding countryside. In one corner is a gateway leading to a 'secret' walled garden. This beautiful space is enclosed on three sides by high brick walls, with the fourth side having a laurel hedge and views over adjoining fields. The walled garden is mainly laid to lawn with a greenhouse, a fire pit, grape vines and several mature trees. Adjacent to the walled garden, accessed from the main garden, is a former pump room leading to an old glasshouse. This sizeable structure could be restored or converted to provide additional accommodation (subject to the necessary consents) and has beautiful south westerly countryside views. At the top of the drive is a two-storey garage/workshop with parking space to the front. Wooden doors open to the ground floor which has fitted wooden workbenches. An open staircase leads to the first floor which is fully boarded with an attractive angled bay window overlooking the garden and views beyond. This useful space benefits from light and power and again could be converted into additional accommodation, subject to the necessary consents.

LOCATION

Clutton is a large village situated approximately 10 miles from both Bristol and Bath and 12 miles from the cathedral city of Wells. Clutton benefits from a village store/post office located within the local garage, two public houses, primary school and church. The village sits on the edge of the Chew valley which is an area of outstanding natural beauty. A doctors' surgery is also close by in the neighbouring village of Cameley.

The property is equidistant from Bath, with its beautiful Georgian heritage, Bristol with its vibrant food scene and night life and the picturesque City of Wells.

Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

There are also many highly regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School.

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From Wells take the A37 to the village Temple Cloud, continue through the village and into Clutton (sign on left). Follow the road round to the right up a slight hill. Take the next turning on the left onto Stowey Road. Continue for approx.. 250 m and take the first driveway on the left. Follow the driveway road to the left and Stoneacre House can be found at the end of the drive.

REF:WELJAT18042023



Local Information Wells

Local Council: Bath and North East Somerset (BANES)

Council Tax Band: G

Heating: Oil fired central heating

Services: Private drainage (via septic tank), mains water, & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bristol Temple Meads
- Bath Spa
- Castle Cary



Nearest Schools

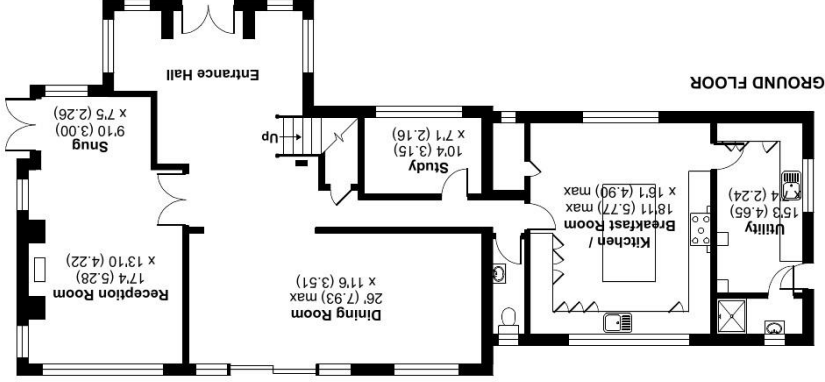
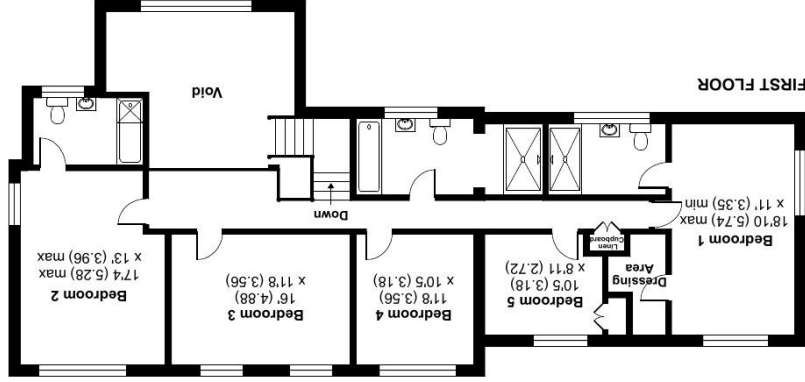
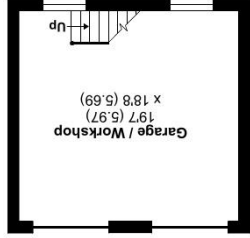
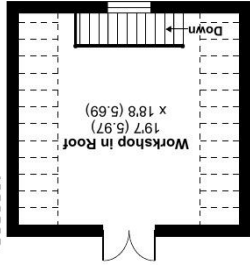
- Clutton (Primary)
- Wells, Chew Magna, Bath, & Midsomer Norton (Secondary)



Stowey Road, Clutton, Bristol, BS39

Approximate Area = 2962 sq ft / 275.1 sq m (excludes void)
 Limited Use Area(s) = 132 sq ft / 12.2 sq m
 Outbuilding = 608 sq ft / 56.4 sq m
 Total = 3702 sq ft / 344 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nhtecom 2023. Produced for Cooper and Tanner. REF: 961294

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