



Berryfield House, Nempnett Thrubwell, Chew Stoke, Bristol, BS40 8YJ

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£1,650,000

- Impressive Country Residence
- Stunning Countryside and Lake Views
- Sweeping Tree lined Driveway
- Large Family Kitchen with Aga
- Five Bedrooms
- Three Bathrooms
- Separate Cottage
- More Land available
- Outbuildings & Games Barn



DESCRIPTION:

One of the Chew Valleys best kept secrets. On the approach to Berryfield House, along a quiet country lane you would genuinely have very little idea that this outstanding country residence even exists. However as soon as you drive along the sweeping tree lined driveway the quality on offer soon becomes very apparent. Outstanding views over Blagdon Lake and the rolling Mendip Hills. The property sits proudly in its own parkland grounds.

Berryfield House has been totally renovated and re-styled. Following the outstanding works that have been carried out, the property gives the impression of being a period property when in fact it is a lot newer than you would imagine. The property is entered directly into the large reception hall with double doors leading to the terrace. The hallway leads onto an impressive drawing room which boasts an inglenook fireplace with an inset log burner, separate log store and a handy storage room above! Further reception rooms include a dining room with a feature fireplace and window seat that overlooks the gardens and lake in the distance. There is a study area off the inner hallway. The kitchen is the centre piece of the house with an aga and an array of kitchen cabinets, large enough for kitchen suppers whilst overlooking the magnificent country views. To the rear of the kitchen is a utility and boot room where there is also access to the rear courtyard.

There are five well-proportioned bedrooms with ensembles and ample storage. The master suite comprised of a dressing room and bathroom with dual aspect windows so you can enjoy the views of the lake. The second bedroom benefits from dual aspect windows and its own ensuite shower room. Three further bedrooms, and family bathroom complete the upper floor of Berryfield House. Within the grounds of the property there is an added benefit of a detached two-bedroom cottage. The cottage would be the perfect space for visiting family or friends. Further outbuildings include a stable block and tack room, stone-built car port and various garages and store sheds. There is also a timber barn that has been converted into a games room with a wood burning fire and bar area with a terrace to enjoy!

The grounds and gardens wrap around the property and whilst they are predominantly laid to lawn, they also feature borders filled with mature



planting including flowers and shrubs. A feature pond and walkway around it that is a perfect spot to sit and enjoy the views in the distance with a glass of wine or a cup of coffee. There are also four acres of agricultural land adjacent to the property which can be purchased through a separate negotiation.

ABOUT THE VILLAGE:

The hamlet of Nempnett Thrubwell is part of the parish of Chew Stoke and can be found in the heart of Chew Valley countryside. Nearby villages have local facilities including shops, pubs, restaurants and schooling. The village is perfectly placed for commuting to both Bristol and Bath. There is a regular bus that stops in the village that travels to Bristol. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.

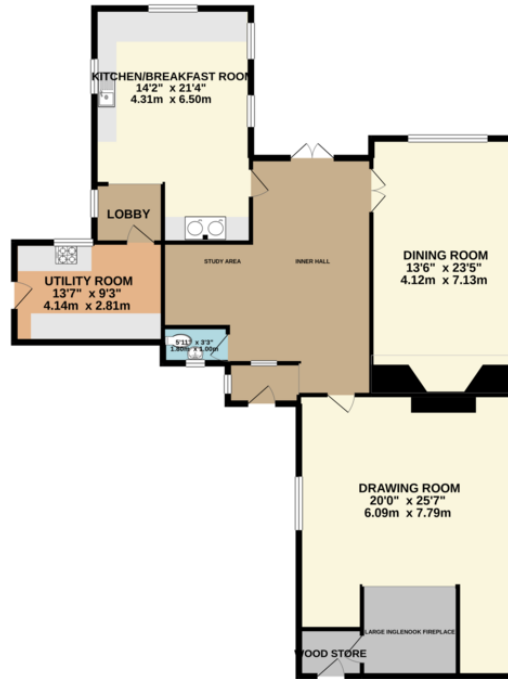




ROOM MEASUREMENTS:

Drawing Room 25'7 X 20 ft
 Dining Room 23'5 X 13'6 ft
 Reception Hall 23'4 X 19 ft
 Kitchen 21'4 X 14'2 ft
 Utility Room 13'7 X 9'3 ft
 Master Bedroom 16'2 X 14'3 ft Plus Ensuite
 Plus Dressing Room
 Bedroom Two 13'11 X 11'9 ft Plus Ensuite
 Bedroom Three 16'8 X 9'8 ft
 Bedroom Four 11 X 8'9 ft
 Bedroom Five 10'11 X 9'5 ft
COTTAGE:
 Sitting Room 22'9 X 10'1 ft
 Kitchen 8'9 X 8'3 ft
 Bedroom One 10'2 X 9'3 ft
 Bedroom Two 12'10 X 8'7 ft
GARAGE BLOCK:
 Double Garage 19'4 X 13'10 ft
 Garage 12'7 X 20'7 ft
 Store Room 9'0 X 14'7 ft

GROUND FLOOR
1534 sq.ft. (142.5 sq.m.) approx.



1ST FLOOR
1581 sq.ft. (146.9 sq.m.) approx.

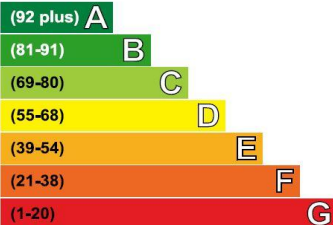


TOTAL FLOOR AREA : 3115 sq.ft. (289.4 sq.m.) approx.

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.
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Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
52	81