



Glebe Cottage
Puxton Lane, Puxton, BS24 6TA

GLEBE COTTAGE, PUXTON LANE, PUXTON, NORTH SOMERSET, BS24 6TA

A beautifully appointed detached, 7-bedroom country property with generous, flexible accommodation. Set in 2.8 acres of land in an idyllic rural location it has far reaching views is also provides easy access to Bristol and beyond.

APPROX 4,771 SQ FT FLEXIBLE ACCOMMODATION • SUPERB KITCHEN BREAKFAST ROOM WITH AGA • SITTING ROOM WITH INGLENOOK FIREPLACE • FLEXIBLE LAYOUT TO SUIT A VARIETY OF NEEDS • LOVELY RECEPTION ACCOMMODATION INCLUDING DUAL OFFICES, A MUSIC ROOM AND DINING ROOM • LARGE GARDEN WITH ORCHARD • PADDOCK APPROX. 2 ACRES • MAINLINE RAILWAYS SERVICES WITHIN 4.5 MILES AT YATTON STATION – LONDON PADDINGTON WITHIN 114 MINUTES • ACCESS TO M5 WITHIN 3.7 MILES AT JUNCTION 21 (ST GEORGES) • BRISTOL AIRPORT WITHIN 10.8 MILES (ALL DISTANCES/TIMES APPROX.)

Glebe Cottage is idyllically located in a rural area allowing it to take advantage of magnificent open views of the surrounding farmland and hills in the distance. With 2.8 acres of grounds including 2 paddocks a lovely garden and orchard area and over 4,700 sq ft of flexible accommodation this property offers a wealth of options, or alternatively abundant space for a family home.

Originally attached to the Church, Glebe Cottage is believed to be over 400 years old and retains many of the original features such as beams, a charming inglenook fireplace with bread oven and latched, panelled doors. An adjacent barn was converted to accommodation in the 1970's. and more recently the current owners have conducted an extensive renovation program by adding an extra storey to the barn and refurbishing the older part of the property.

Glebe Cottage is approached via a private drive off Puxton Lane, which opens out on to a large, gravelled parking area to the front of the house.





The part glazed front door leads into a large hallway with a useful utility room/downstairs cloakroom. To the right the older part of the property houses the kitchen/breakfast room which has recently been refitted with a comprehensive and stylish range of grey units and includes an island breakfast bar and a separate dining area. The 5-oven racing green Aga gives a traditional feel and there is an integrated dishwasher and room for an American-style fridge-freezer.

To the rear is a light, airy and spacious dining room with windows overlooking the side and the lovely rear garden which is directly accessible via a glazed lobby. Off the dining room is the cosy sitting room with large inglenook fireplace with a bread oven believed to date from the 1600's, along with a multi-fuel stove. South facing light streams in from two windows overlooking the garden.

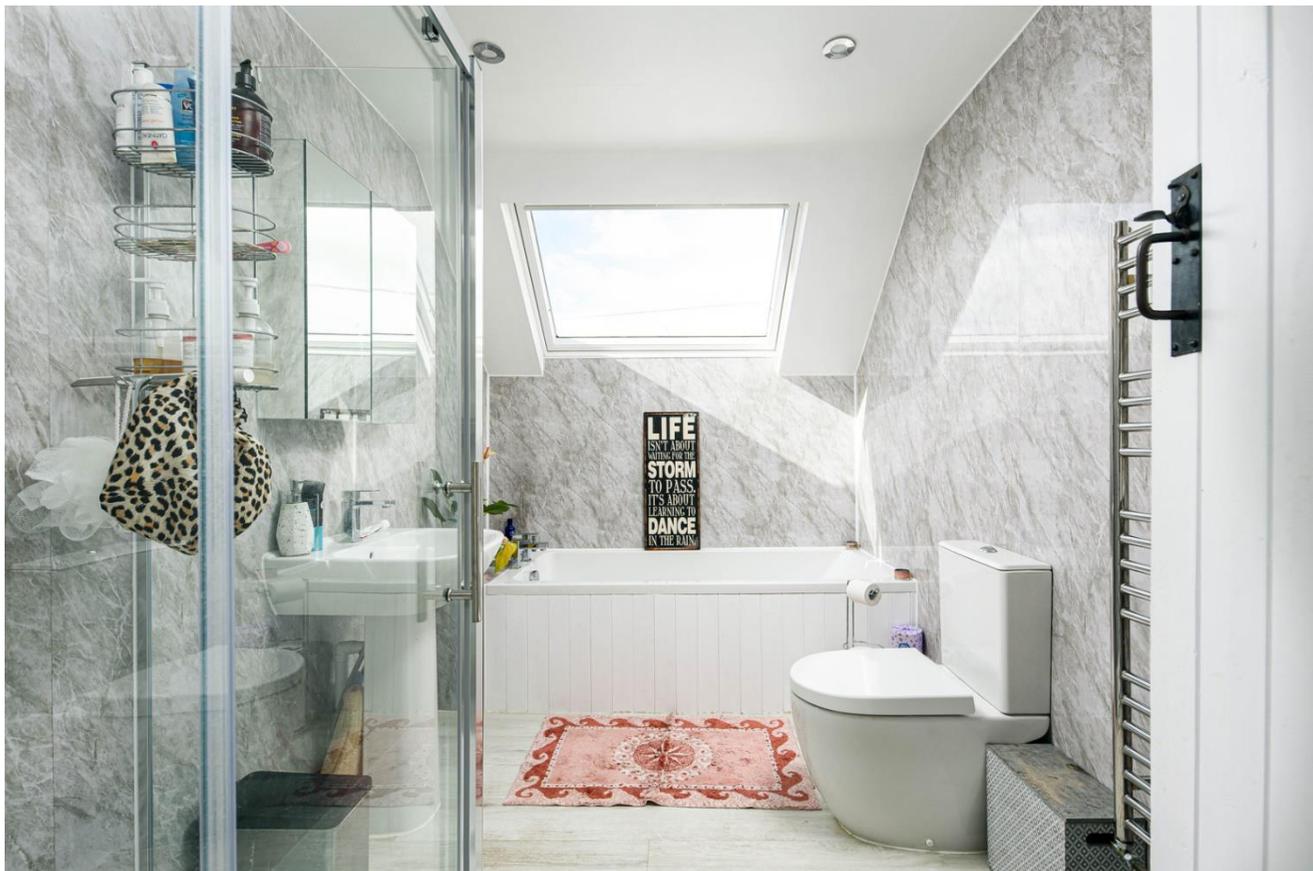
To the left of the hallway are three further reception rooms, one double aspect with exposed beams and lovely views which is currently arranged as an office, a second office and a music room.

Completing the ground floor accommodation is a sitting/living room that could be used for a variety of purposes. To one end there is concealed plumbing and electrical wiring, that could accommodate a kitchen if required. Stylish contemporary lighting and vertical radiators combine with a feature wall of the original rubble stone and light pours through three large sets of French doors that open onto the side and rear garden.

Upstairs is a light-filled and spacious landing, from which three double bedrooms and a newly fitted, stylish family bathroom with a generous shower enclosure are immediately accessible. Further along, is another double bedroom and airing cupboard with a doorway leading to a sizable living room/snug accentuated by ample fitted bookshelves and natural light streaming in through two Velux windows. Adjacent to the snug lies a contemporary shower room with a walk-in enclosure, followed by another generously sized double bedroom with original timber beams. Branching off from the snug are two additional large double bedrooms, leading to a spacious landing area that could serve as a versatile work/storage space or simply a spot to unwind and enjoy the sunny views of the rear garden.







Outside –the property sits centrally within its gardens with the front incorporating a lawn and seating areas along with several mature trees and shrubs. Round to the right-hand side is a greenhouse and vegetable patch and to the rear is the spacious enclosed garden which is mainly laid to lawn, with mature shrubs and trees along with some newly planted shrubs and new fencing. A wide sun terrace runs across the back of the property, providing a wonderful space to sit and enjoy the views or for outdoor dining. Through a wooden archway is the delightful orchard, with fruit trees and 2 useful storage sheds. A side terrace opens onto the approx. 2-acre paddock, beyond which are fantastic far-reaching views across adjacent farmland and countryside to the hills beyond.

Location – the small hamlet of Puxton, with its 13th century church and country walks on the doorstep is an idyllic location yet convenient for the amenities of Weston-super-Mare and the M5 motorway at junction 21, plus mainline railway stations at Yatton and Worle. There is good local schooling, with primary schools at nearby Hewish, Congresbury or Churchill, plus secondary schooling at the highly regarded Churchill Academy and Sixth Form.

Glebe Cottage



Ground Floor
Area: 222.6 m² ... 2396 ft²

First Floor
Area: 220.6 m² ... 2375 ft²

Total Area: 443.2 m² ... 4771 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

DIRECTIONS – from our office take the A370 Weston Road and continue for 2 miles, turning left onto Puxton Lane just before the Garden Park garden centre. Continue for approx. 0.5 miles, going over the humpback bridge, and the Glebe Cottage is on the left-hand side, up a private driveway.

SERVICES – Mains electricity, water, private drainage (Klragester water treatment plant), oil central heating

EPC RATING - D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 **COUNCIL TAX BAND** - F £3,098.11 (2024/5) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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