



debbie fortune  
ESTATE AGENTS



Birchcombe House

Ubley



# Birchcombe House, Frog Lane, Ubley, Bristol BS40 6PW £845,000 (guide price)

- A beautiful five-bedroom family home with large proportions
- Set in a substantial plot with outstanding countryside views
- Immaculately presented
- Large double garage and multiple car parking on private drive
- Potential to extend – subject to planning permission
- Stunning gardens

A large family home positioned on the edge of the picturesque village of Ubley, in the lea of the Mendip Hills, this fabulous five-bedroom home comes to the market for the first time in over 30 years with parts dating back to the late 1700s.

## SITUATION

Ubley is a picturesque hamlet nestling in the valley at the base of the Mendip Hills close to Blagdon Lake, which is famous for its trout fishing. The whole area is one of outstanding natural beauty and there are splendid views of the surrounding hills and open countryside. Riding, walking, fishing, sailing and dry-skiing are just some of the activities available around. Ubley, in the county of Bath & North East Somerset, has a church and a thriving community with regular events and activities held thanks to the Ubley Parish Hall Management Committee, including 'Ubley Publey'! The village primary school is sought after by families both within and outside the village. The nearby village of Compton Martin provides a post office and the popular 'Ring O' Bells' pub plus Blagdon is well served by the usual range of village facilities including a village store, post office, public house, parish church and Pre-School. Further information about the village of Blagdon can be obtained from the website (Secondary education is situated at Chew Valley Secondary School and there are private schools at Bristol, Wells, Sidcot, Bath and Wraxall). Only seven miles to the north of the Chew Valley is the City of Bristol, the West Country's financial and business centre, whilst the charming City of Bath with its Roman origins and Georgian architectural masterpieces is under half an hour's drive to the East. On the southern side of the Mendips is the historic City of Wells, England's smallest, with its ancient Cathedral. Access to the motorway network is at Clevedon (junction 20), St. Georges (junction 21) and Edithmead (junction 22) and there is an international airport at Lulsgate and mainline railway stations at Weston-super-Mare, Yatton, Bristol and Bath

## DIRECTIONS

Travelling through Ubley village proceed past the village Church on your left-hand side and carry on past the village school and the village hall on your right-hand side. Frog Lane is straight ahead with the property located on your left with a Debbie Fortune Estate Agents for sale board to the front.



## DESCRIPTION

The house boasts a large open entrance hall/lobby room with floor to ceiling doors opposite presenting the first view of the impressive gardens. To the left we enter a fifth bedroom or study with downstairs cloakroom. Returning to the lobby which in itself is a second reception room, we can access the spacious sitting room with large windows on all sides bar the internal wall which features an impressive stone fireplace with woodburning fire. Double glass doors lead out to the garden and views of Ubley Woods stretch ahead. Next to the sitting room is the formal dining room, accessed through double glazed doors from the hall, and enjoying views towards the Mendip Hills. The family kitchen features a sizable sit-to island that fits perfectly at the centre of the room, surrounded by a range of fitted units and a large walk-in pantry cupboard. Beyond the kitchen is a spacious utility/boot room with further storage and worktop space and an additional door out to the front of the house.

Up on the first floor there are four generously sized bedrooms, including the master bedroom with fully fitted wardrobes and ensuite bathroom. The family bathroom is generously sized and situated in the oldest part of the house, along with the fourth bedroom which boasts a vaulted ceiling with exposed beams and a charming mezzanine level.

The entire house is spacious and light and offers a highly flexible layout, ideal for families and multigenerational living.

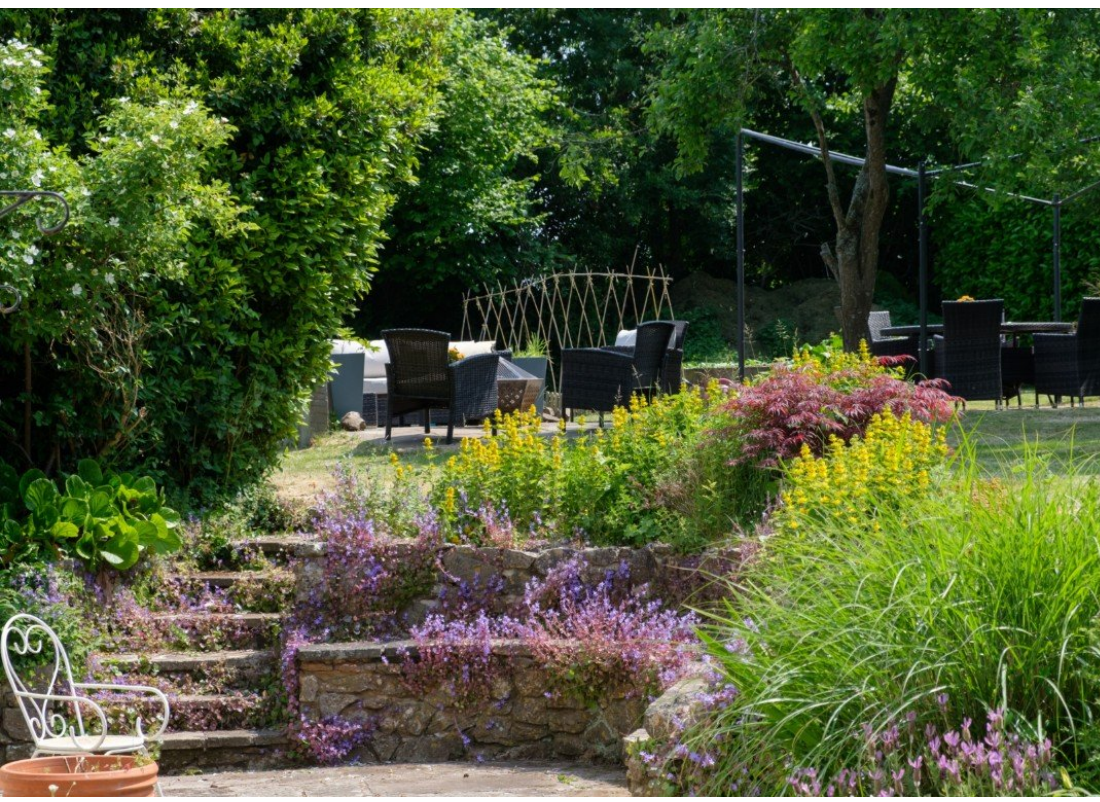
The gardens are notable, being made up of mature shrubs and trees, including a beautiful walnut tree, and run predominantly to the rear, and surrounded by lush lawn that wraps around two sides of the property. There are several seating areas and a significant vegetable patch to enjoy, all of which have been beautifully maintained by the current owners including the flower beds to the front and side of the property.

A large double garage and driveway provide ample parking space for multiple vehicles and could offer significant opportunity to extend this property or to add an annex, subject to planning consent. The house benefits from gas central heating.

**Our vendor says...** This has been the perfect home in which to raise a family. Lots of space inside and a beautiful large garden to run around in. We've loved its tranquil setting in a vibrant village community.

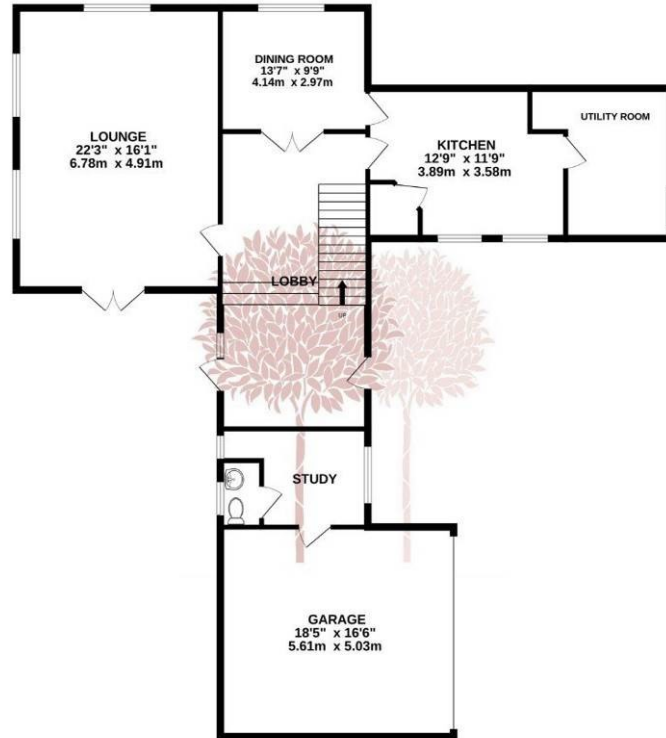
**We have noticed...** Just how flexible this house can be with a fifth bedroom or study on the ground floor and a huge amount of sunlight flowing throughout - beautiful!



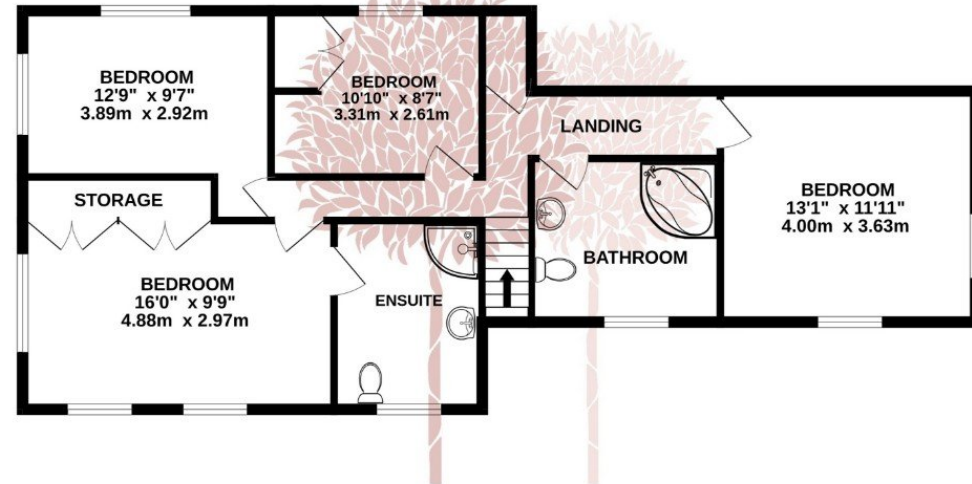


## Floorplan

GROUND FLOOR



FIRST FLOOR



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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debbie fortune  
ESTATE AGENTS

T: 01275 333888

E: [chewsales@debbiefortune.co.uk](mailto:chewsales@debbiefortune.co.uk)

9 South Parade, Chew Magna BS40 8SH

[www.debbiefortune.co.uk](http://www.debbiefortune.co.uk)