



Kingsley Paddocks
Compton Martin, North East Somerset





A beautifully presented split level lodge with a contemporary annexe, situated in a stunning setting offering **spectacular views** over Chew Valley lake and to the countryside beyond.

Summary of accommodation

Ground Floor: Reception hall | Open plan 29' breakfast kitchen/dining/sitting room | Music room/bedroom four | Inner hall/sitting area | Principal suite with bedroom, en suite bath/shower room, dressing area and garden/games room | Two further bedrooms | En suite shower room | Further shower room | Cloakroom

Split Upper Level: Sitting room | Family room/bedroom four | Utility room

Annexe: Entrance hall | Open plan breakfast kitchen/dining area | Sitting room | Three bedrooms | En suite shower room | Further shower room | Utility room

Outside: Gated sweeping drive approach | Landscaped gardens and grounds | Decking and terrace | Copse

In all about 1.85 acres

Distances

Bristol 11.8 miles, Chew Magna 3.7 miles, Bristol Airport 6.4 miles, Wells 10 miles, Bath 17.5 miles, M5(J19) 15 miles
(All distances are approximate)



Knight Frank Bristol
1 The Mall, Clifton
Bristol
BS8 4DP
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Freddie Wright
freddie.wright@knightfrank.com
01173 171997

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Sarah Brown
020 7590 2451
sarah.ka.brown@knightfrank.com

Situation

Compton Martin is a small village within the Chew Valley and lies between Chew Valley Lake and Blagdon Lake north of the Mendip Hills. It has a very popular traditional village pub, duck pond and village hall. It is well placed for private schools at Wells Cathedral at Wells, Millfield at Street and Sidcot Quaker School at Sidcot.

Kingsley Paddock is situated south of Chew Stoke and on the northern boundary of Compton Martin, just off the lake road. Its position is stunning and very secluded.

The property is slightly elevated and is surrounded by farmland. It commands panoramic and uninterrupted views over Chew Valley Lake and beyond to the Chew Valley countryside. Arguably, it has one of the best views of, and over the lake.

The property

In recent years the present owner has redesigned and extended the property to take full advantage of its views and setting, and more recently in 2019, the contemporary Annexe was built. The interior is both stunning and striking with wooden floors, vaulted ceilings and glazed elevations designed to bring the views into the property. The interior is extremely well presented and appointed.

The open plan L shape 29' breakfast kitchen/dining/with sitting area is a particularly striking room with three glazed elevations and bi-fold doors in the dining area capturing the view over the lake. The kitchen is extensively equipped with integrated appliances and the island unit has a breakfast bar. The most attractive sitting room, on the split upper level, has a vaulted ceiling with a central stone fireplace and chimney breast. French doors open to a paved area with superb views over the lake. Adjacent to the sitting room is a music/family room currently used as a fourth bedroom. An inner hall, at a slightly lower level, leads to a sitting area, with lake views, around which three bedrooms are arranged. The principal suite includes bedroom, bath/shower room and garden room with the bedroom and garden room looking over the lake and having access to the terrace.

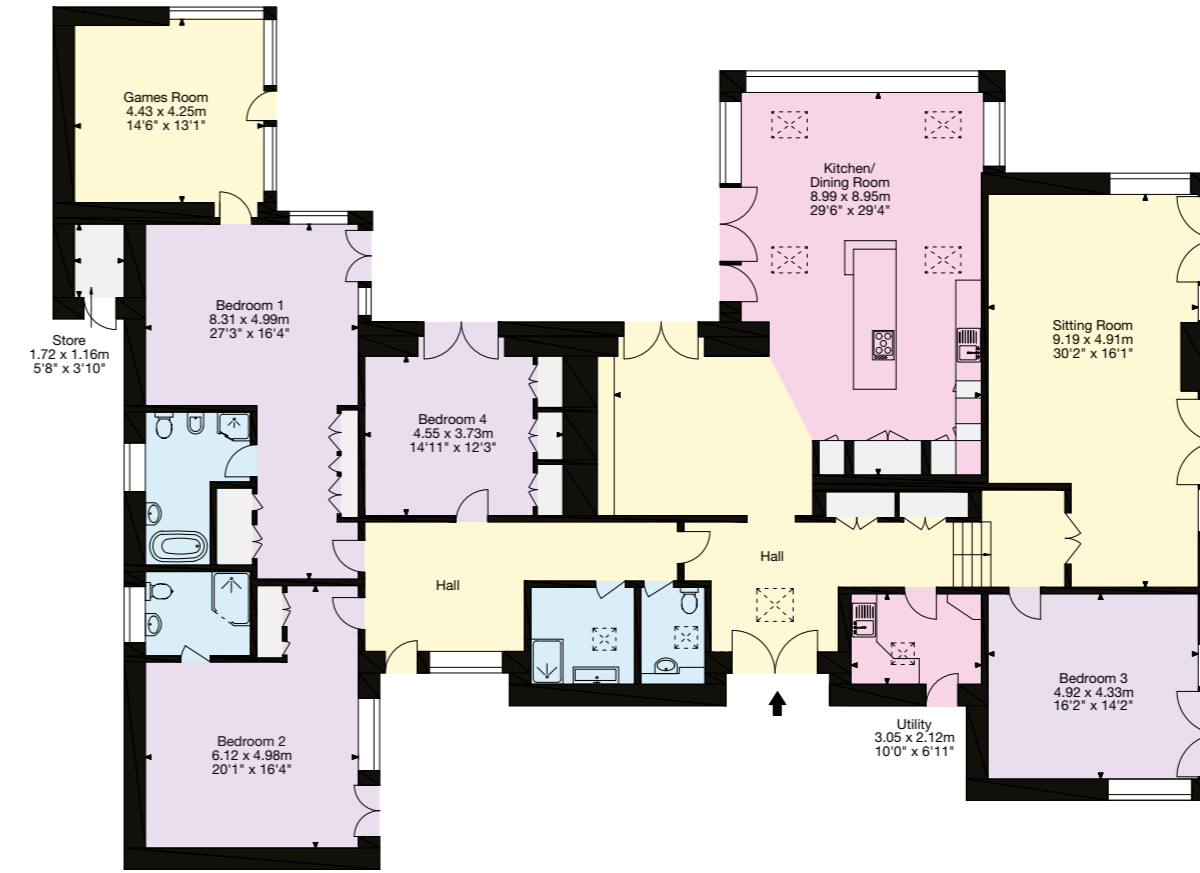




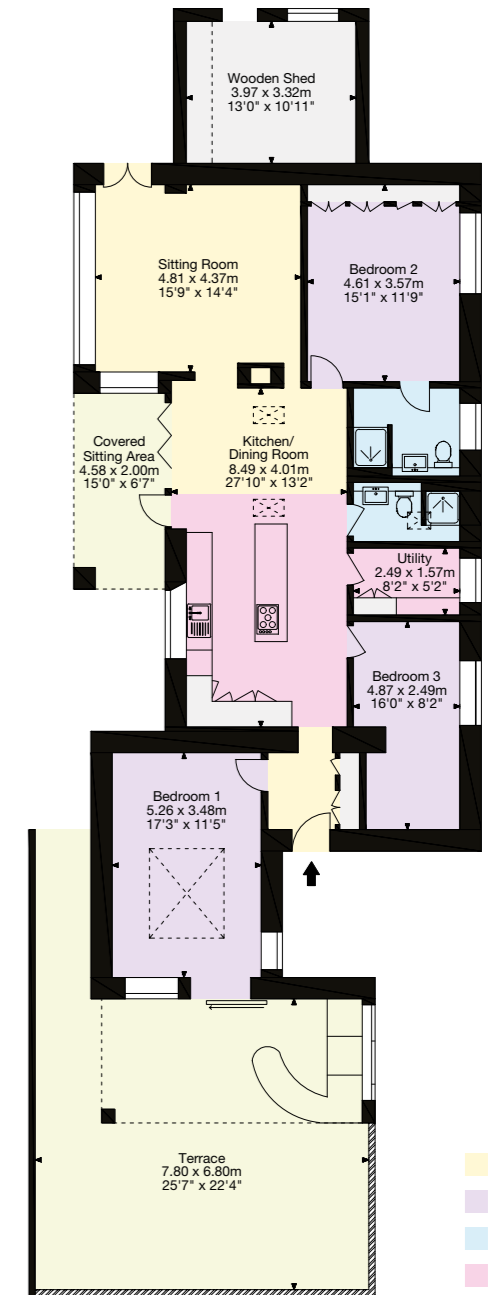
Approximate Gross Internal Floor Area

444 sq m / 4,779 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

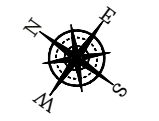


Ground Floor



First Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





The Annexe

The annexe is contemporary and has a striking interior on one level. The 27' open plan breakfast kitchen/dining room has bi-fold doors opening to a paved, part covered area, adjoining farmland. A central floor to ceiling fireplace is fitted with a log effect LPG fire which separates the breakfast kitchen/dining room from the sitting room. There are three bedrooms, one with en suite shower room, and a further shower room.





Outside

Kingsley Paddocks is in a hidden position, surrounded by farmland, and is approached through an electrically operated gated entrance and over a sweeping drive with a small copse on either side. The drive leads to a gravel area in front of both properties.

The gardens and grounds are beautifully kept and all overlook the lake. There are expanses of lawn interspersed with ornamental trees including palm and silver birch. Fruit trees include apple. There are shaped herbaceous borders, and beds planted with a variety of well established shrubs. Immediately outside the west elevation are especially designed large areas of shaped paving stones and paviours, ideal for entertaining. Part of the south west elevation is clad with Wisteria.

Immediately outside the annexe is a raised decked area with glazed balustrade and a part covered paved area outside the north east elevation. Both areas are private with farmland views.

In all the property extends to 1.85 acres



Agents note

Kingsley Paddocks and the annexe are currently run as a high end luxury AirB&B and can be viewed on the "Luxury Cottages" website. It has been trading since 2019. Further details are available on request.

Services

Main water and electricity connected. LPG central heating. Private drainage. Broadband provided by True Speed.

Directions (BS40 6NJ)

From the Chew Stoke direction pass the entrance to Woodford Lodge and lay-by on the left. Begin to pass the lake on the left and before the main lake lay-by is seen look for a small single track lane on the right-hand side. Turn right in to Kingshill Lane and the entrance to Kingsley Paddocks is seen after about 0.3 miles on the right-hand side.

Property information

Tenure: Freehold

Local Authority: Bath & North East Somerset: 01225 394041

Council Tax: Band G

EPC Rating: D



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