

# Geraldton House, Regil, North Somerset

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An attractive period village house with a large south west facing garden adjoining farmland, situated in this very popular Chew Valley village.

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### Summary of accommodation

**Ground floor** Reception hall | Sitting room | Family room | Study | Dining room  
Kitchen with Aga | Utility room | Cloakroom | Two staircases

**First floor** Principal bedroom with en suite shower room and dressing room | 3 further bedrooms | Study/bedroom 5 | Family bathroom

**Outside** Carport | Parking | Terrace | Garden | Outbuildings/stores | Mature trees  
Fruit trees

**In all about 0.66 acres**

### Distances

Chew Valley Lake 6 miles | Chew Magna 3.5 miles | Bristol 10 miles | Bristol Airport 4 miles  
Bristol Temple Meads Rail Station 10 miles | M5 (M19) 11.3 miles | Nailsea and Backwell Rail Station 7 miles

(Distances are approximate).









## The Property

Regil is an unspoilt small village in the heart of the Chew Valley within close proximity of excellent leisure facilities as well as the Mendip Hills AONB. It has a thriving community with a village hall, church and an interesting range of mostly period property.

Geraldton House is situated towards the southern end of the village and fronts The Street. The property has a deceptively large and long rear garden which adjoins farmland.

The present owners purchased the property in 2006 and have since modified part of the interior to create larger rooms, re-roofed where necessary and re-decorated. There are a number of features appropriate to the period including flagstone and stone floors, a vaulted ceiling with an exposed roof truss and a large inglenook fireplace fitted with a log burning stove in the very comfortable sitting room. The interior is charming and has a friendly atmosphere with all principal rooms looking over the garden. The kitchen is fitted with an Aga and with the dining room, which opens to the garden through a stable door, provides excellent open plan space.

On the first floor, the principal bedroom with en suite shower room and dressing room can be approached either from the secondary staircase or the main staircase. There are three further double bedrooms. Bedroom two which interconnects to study/bedroom 5 historically had a corridor to provide direct access to this room from the landing.







## Outside

At the front of the house the front elevation has an attractive wide open porch serving as a log store and raised stone planted beds. The single carport, with double front doors, gives access to a gravelled parking area. There is also an additional off road parking space with an electric vehicle charging point. Beside is a flagstone paved area with a mature Wisteria and glazed double doors lead out from the rear hall. A further raised flagstone area, ideal for entertaining, outside the family room and study, is fitted with a stone bench. Beyond is a stone and tile outbuilding and timber outbuilding.

The south and west facing garden is divided into three “compartments” and adjoins farmland. There is a large expanse of level lawn beyond which are two areas of fruit trees including cooking apple and pear, separated by beech and yew hedging.

Around the garden established trees include Magnolia, Rowan, Chestnut and Eucalyptus.

In all the property extends to about 0.66 acres







## Directions (Postcode BS40 8BD)

When in The Street, from the Winford direction, drive towards the end. Pass a triangle of green with a post box on the left side, then the village hall on the right. Geraldton is seen a few yards further along on the right hand side.

## Property information

**Services:** Mains water and electricity connected to the property. Oil fired central heating. Private drainage. Broadband provided by Truespeed.

**Local Authority:** North Somerset Council: 01934 888 888

**Council Tax Band:** G

**EPC:** E

**Viewing:** Strictly by appointment only with agents Knight Frank and Killens.



**Approximate Gross Internal Floor Area**

Main House = 259 sq m / 2,798 sq ft

Car Port = 23 sq m / 252 sq ft

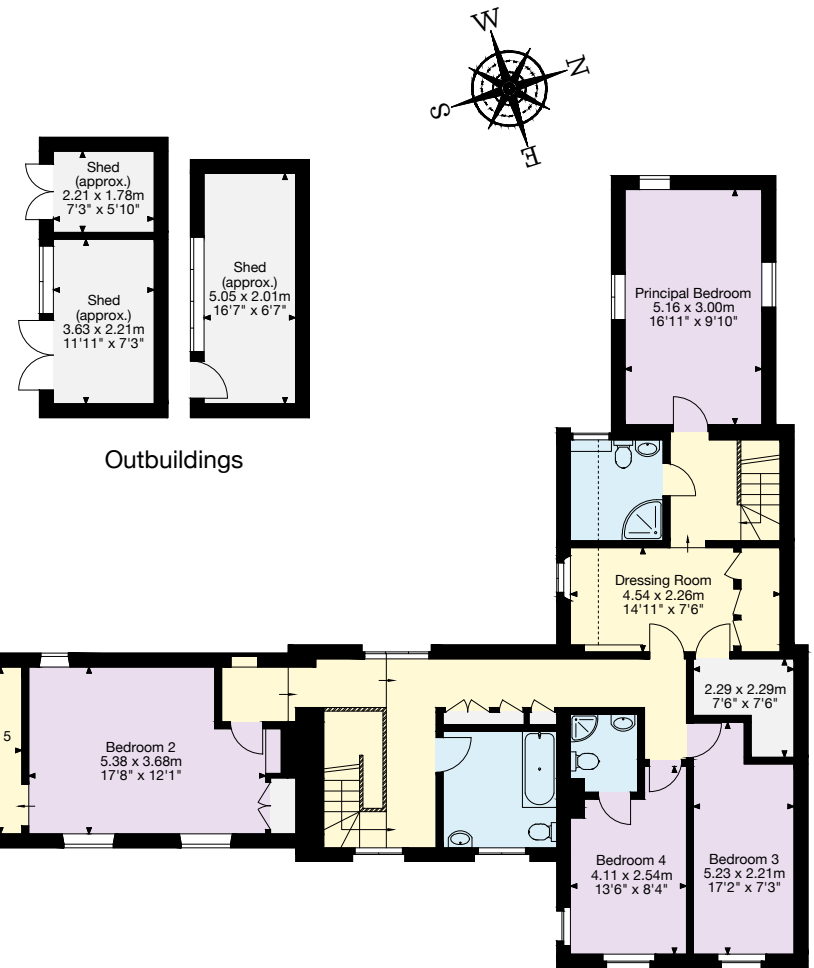
Outbuildings = 22 sq m / 240 sq ft

Total Area = 305 sq m / 3,290 sq ft

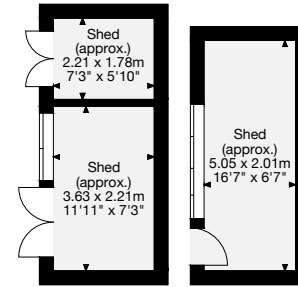
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



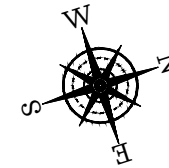
Ground Floor



First Floor



Outbuildings



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