



# Grade II listed country house set in 4 acres

**Christon Court, Banwell Road, Christon, BS26 2XX**

Freehold





Detached Georgian Court house with earlier origins • Six/seven bedrooms including a self-contained two bed annexe wing • Two receptions, farmhouse kitchen • Four bedrooms plus music room/bedroom five in main house • Superb period features • Attractive garden and cider orchard • Impressive carriage driveway and four car garage

### Description

This most elegant historic house has origins from the 16th century and is set behind a beautifully proportioned Georgian façade. Approached via an impressive stone wall and gated entrance with a long gravel carriage driveway with a magnificent copper beech at its centre.

### The Main House

A portico entrance supported on two doric columns leads into a welcoming entrance hall with mahogany turned staircase rising to the first floor. A beautifully proportioned drawing room is set to one side of the hallway with a pair of twelve pane sash windows overlooking the front gardens and French doors opening directly to the ornamental gardens. Features include working shutters, picture rails and deep moulded skirting boards. A Jotul wood burning stove is set into the chimney recess with a slate hearth and carved marble surround. The large double aspect dining room is located on the opposite side of the hallway and benefits from a good deal of natural light, a stripped wooden original floor and working open fire. This leads into the kitchen which is perfect for those who enjoy informal dining with plenty of space for a large breakfast table and extensive

storage cabinets with oak surfaces, built-in under counter fridge and freezer, stainless steel double sink unit and an Aga stove. A rear hallway with original flagstone flooring provides a link between the main hallway and kitchen and provides access to another staircase. Original under stairs storage cupboards provide plenty of space for cleaning materials and outdoor wear. On the first floor of this section of the house are four large double bedrooms, one with en-suite shower, and a large family bathroom. A rather special feature of the house is the stunning first floor panelled music room, with a beautiful, striking Jacobean fireplace dated 1672 with carved figurines of Peace and Justice, family crest and other carvings

### The Annex

The annex may be used as separate accommodation or used as part of the main house. Access is available from the first floor, of the main house, from outside or from the rear hallway. There are two double bedrooms and modern bathroom on the first floor and a most pleasant sitting room (originally the kitchen of the main house) and kitchen/diner on the ground floor. The wide inglenook fireplace in the sitting room would have once housed the original range and bread oven







now contains a large wood burning stove. The Worcester oil fired central heating boiler for the annex is hidden from view in an alcove side cupboard. The kitchen/diner in this annex has an ancient court cupboard and has plenty of space for modern appliances and a door opening to a lower staircase leading down to the large cellar.

#### **Outside**

A rear courtyard may be accessed through the back of the inner hallway via a further lobby with downstairs WC. The boiler for the main house has its own boiler house off this courtyard.

The house has the most wonderful grounds divided between ornamental gardens with comprehensively stocked colourful borders, orchard and native wildlife area. On the south side of the property is a gravel walkway set beside a high mellow stone wall interspersed with espalier fruit trees, a mature fig and a weathered historic stone carved family crest. The gravel path around the southern perimeter continues through a scented rose walk which from its elevated position commands far reaching views across the adjoining countryside towards Crooks Peak. Within the centre of the walled garden lies a hidden gravel seating area. A perfect garden for children's games of hide and seek and for a general feeling of escape and reflection.

An enclosed courtyard is set to the rear of the property with large garden workshop/store, with a further walled courtyard

which may be used as another entertaining area and which leads to a large four car garage. The parking area is enclosed behind a five-bar gate approached via a spur off the main driveway. Immediately above the house is an enclosed cider orchard/paddock of 1.25 Hectare. This lovely area is currently grazed with a number of rare breed sheep and is a truly idyllic parcel of land with a backdrop of wooded hillsides and magnificent views over the top of the adjacent church.

#### **Situation**

Christon Court occupies an elevated position within the small Somerset village of Christon. Ideally located within easy access of the M5 motorway network, the property provides good commuting to Bristol and Taunton, both of which include excellent educational facilities. Bristol International Airport is in close proximity with daily flights to European cities and some long-haul destinations and there are excellent rail links available from Weston -super-Mare. Within the immediate environs is a Garage (in Loxton) and there is an array of shops in the neighbouring villages of Banwell and Winscombe. There are good state primary and secondary schools within easy reach as well as independent schools in Sidcot, Wells, Bristol and Taunton. For sporting pursuits, there are some excellent walks and rides available over the Mendips with direct access to the Mendip Way from the property, as well as a variety of golf courses and leisure complexes nearby.

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**Gross internal area (approx)** 382.4 sq m / 4116 sq ft

**Cellar** 58.8 sq m / 633 sq ft

**Garage** 62 sq m / 667 sq ft

**Total** 503.2 sq m / 5416 sq ft (Excluding Shed/Boiler Room)  
Including Limited Use Area (4.4 sqm / 47 sq ft)

**David Wild**

Savills Clifton

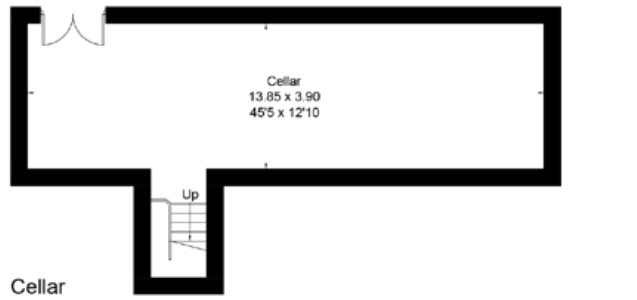
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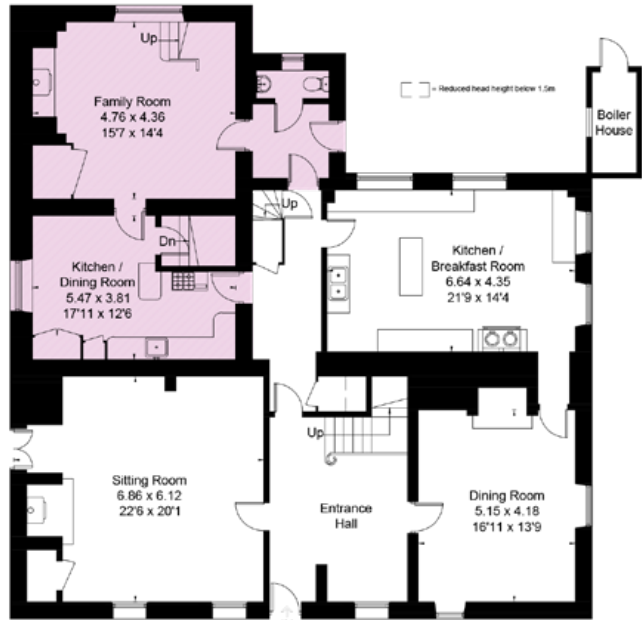


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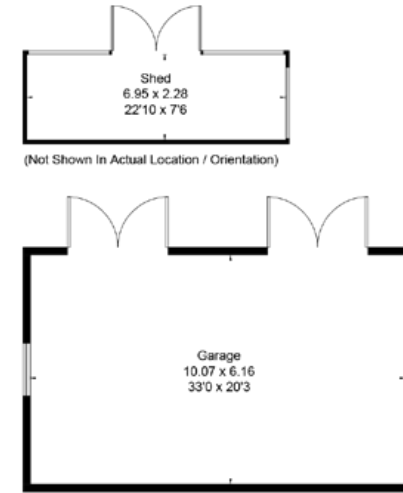
Cellar



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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