



**Pear Tree House
Litton, Somerset
BA3**



Bristol 15 miles, Bath 15 miles, Wells 7 miles, Bristol Airport 17.5 miles, West Harptree 2 miles, Chew Magna 5 miles, Main line rail stations to London (Paddington) at Bristol Temple Meads and Bath Spa (all distances are approximate).

Services: Mains water, gas and electricity. Private drainage.

Local Authority: Mendip District Council T: 0300 3038588.



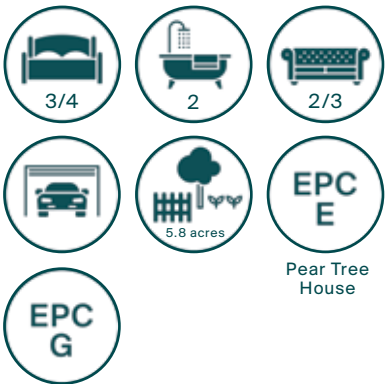
Pear Tree House

It is the first time the property has been on the market in 60 years. Pear Tree House is situated in an Area of Outstanding Natural Beauty, adjoining farmland. The small and attractive village of Litton lies on the B3114 between Chewton Mendip and East Harptree on the edge of the Mendip Hills, and within the Chew Valley.

Pear Tree House is a pretty detached Georgian cottage dating from mid 1800's, with later additions including a single storey annex with bed/sitting room, en-suite shower room and kitchenette. This wing could be incorporated within the main house. There is an attractive country outlook in all directions. The sitting room has a stone fireplace fitted with a wood burning stove. The split level kitchen is fitted with a gas coal- effect fire. The first floor has two double and one single bedroom and bathroom. The cottage will require some remedial work and updating but has tremendous scope to improve and extend, taking advantage of the views over the gardens, subject to any necessary planning permissions.



A very pretty Georgian cottage with stunning gardens and grounds in about six acres situated in this sought after village.



The Annexe

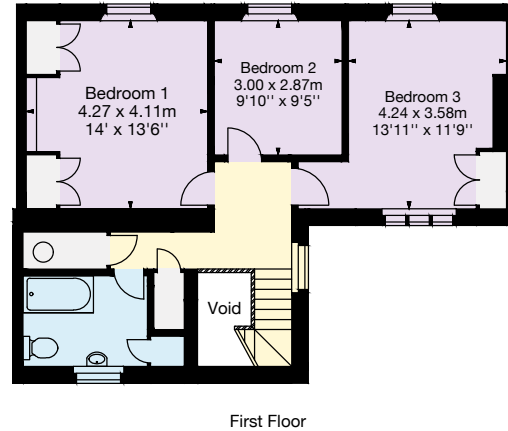
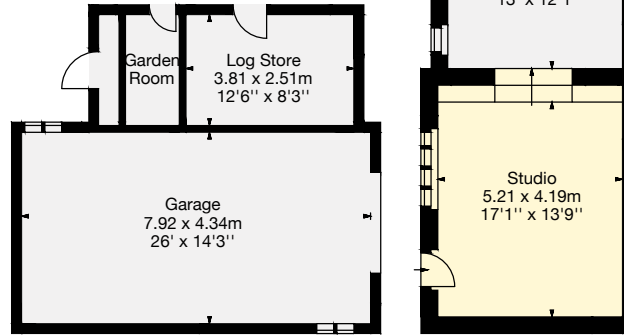
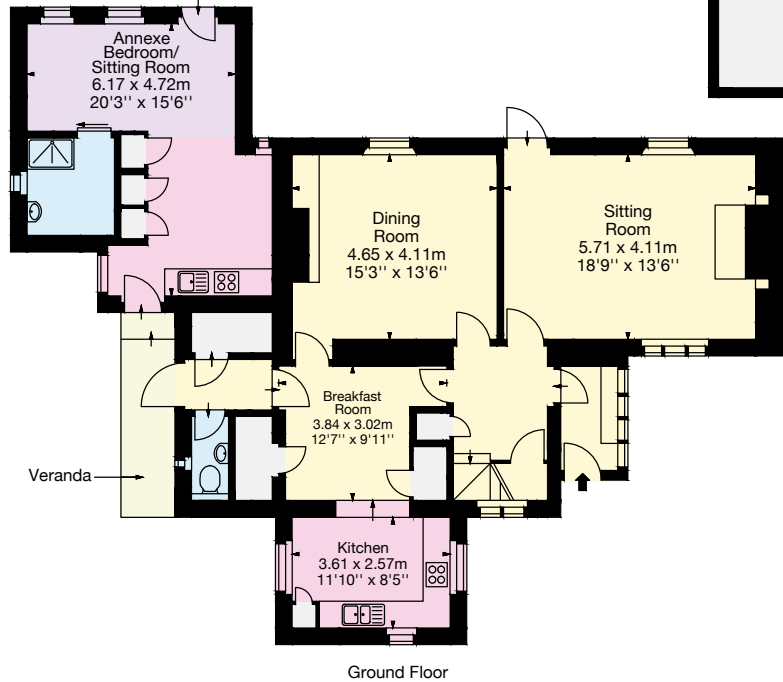
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Gardens and Grounds

A horticulturalist's dream garden, with many rare and unusual trees and shrubs, plant collections, herbaceous borders, ponds, woodland walks, spinney and grassland. The gardens have, until recently, been opened regularly since 1982 for the National Garden Scheme. The gardens were filmed for BBC Gardeners' World in 1986 and featured in 3 programmes of Roy Lancaster's ITV Garden Club in 1994. Photographs of the garden have appeared in numerous books, magazines and other publications. Most recently, the garden has been open for its Snowdrops and Hellebores display in the Spring, various occasions through the summer, and for Autumn Colour. Planting starting from 1964. The design has developed with different areas linked by lawns and grass paths, each with different and interesting features such as a holly wood, ornamental grasses, a nut and pear orchard, species rose walks, rare oak tree collection, pinetum, lily ponds, a wadi and bridges, unusual species of shrubs, and many mature trees include birches, acers and conifers.

Approximate Gross Internal Floor Area
 Main House (Including Annexe) = 190 sq m/ 2,053 sq ft
 Outbuildings (Including Garage) = 87 sq m/945 sq ft
 Total Area = 277 sq m/2,998 sq ft



To the front of the cottage is a south facing stone paved terrace leading to a formal lawn flanked by mature beech hedges, adjacent to a cottage garden and vegetable garden. To the south of the gardens is a sheltered grassed area having vehicular access to the road, used as Open-day car-parking and having paddock potential, with a spinney, planted in 1990 with indigenous trees.

The property has a gravelled drive providing parking leading to a large garage with adjoining stone and tile washhouse and garden stores. There is a detached stone and tile outbuilding incorporating an original stable with cobbled floor and an artist's studio with log burning stove.

In all the property extends to 5.8 acres.

Directions - BA3 4PP

When on the A39 Wells road from the Bristol direction turn right at Chewton Mendip onto the B3114 road towards West Harptree. The entrance to Pear Tree House is seen about 0.25 mile past 'The Litton' public house, on the right hand side.

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

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 Particulars.

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Connecting people & property, perfectly.

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