





# The Granary

Originally built around 1800, The Granary, and its companion, Harvest Cottage, form a wonderfully flexible and characterful country home in the peaceful hamlet of Belluton, just moments from Pensford.

- Five bedrooms
- Two reception rooms
- Secondary accommodation
- Swimming pool
- Gardens
- Wonderful views

Once the granary that supplied flour to the Chew Valley in the 17th century, the property is deeply rooted in local history. Over time, it has been thoughtfully converted and extended to create two individual stone-built homes arranged around a sheltered courtyard, complemented by a striking pool house and beautifully planted gardens.

The main house unfolds across three floors, blending rustic period details with elegant, comfortable living and five bedrooms. A conservatory-style porch leads into the spacious sitting room, where an inglenook fireplace and deep-set windows overlook the garden. Double doors open into the large farmhouse-style kitchen, which flows into a light-filled dining area with French doors onto the terrace. 'As a keen cook, I can safely say that it's a wonderful kitchen to prepare meals in,' says the owner. They add, 'the connection to outside is also fantastic.'

Upstairs, the principal bedroom enjoys dual-aspect windows and far-reaching countryside views, while the other bedrooms are equally generous and full of character. 'The open aspect is one of the first things that struck me, along with wonderful views of the valley, Pensford Viaduct and the Mendip Hills,' the owner reflects.















Across the courtyard, one-bedroom Harvest Cottage offers attractive single-storey living with a spacious sitting room, orangery-style kitchen and a comfortable double bedroom. The pool house is constructed in natural stone with vaulted oak ceilings, glazed walls and doors onto the terrace. 'The heated swimming pool, hot tub and open fireplace make it equally inviting in summer and winter – the pool is great for early morning dips and evening parties.' The garden is a particular highlight, with lawns, sheltered seating areas, a well-stocked vegetable plot and an abundant orchard. 'Everything always grows so beautifully – from vegetables, pears and plums to figs, greengages and the stunning white and purple wisteria that climbs the pergola at the end of Harvest Cottage and The Granary.'

'Tucked away from the world, it's so private and quiet here yet one doesn't feel cut off.'

It's perfectly placed for enjoying rural life with excellent connections – Chew Magna's amenities are just minutes away, and Bath and Bristol are both within easy reach, as is Bristol Airport.'



'There are fabulous pubs in Pensford, and nearby is a range of excellent restaurants, good local schools, regular bus services, post offices, and a handy grocery store.'

#### ADDITIONAL INFORMATION

TENURE: Freehold

SERVICES:

COUNCIL TAX BAND: E

EPC RATING: TBC







# The Granary Belluton, Pensford, Somerset, BS39

Approximate Area = 2142 sq ft / 198.9 sq m

Limited Use Area(s) = 161 sq ft / 14.9 sq m

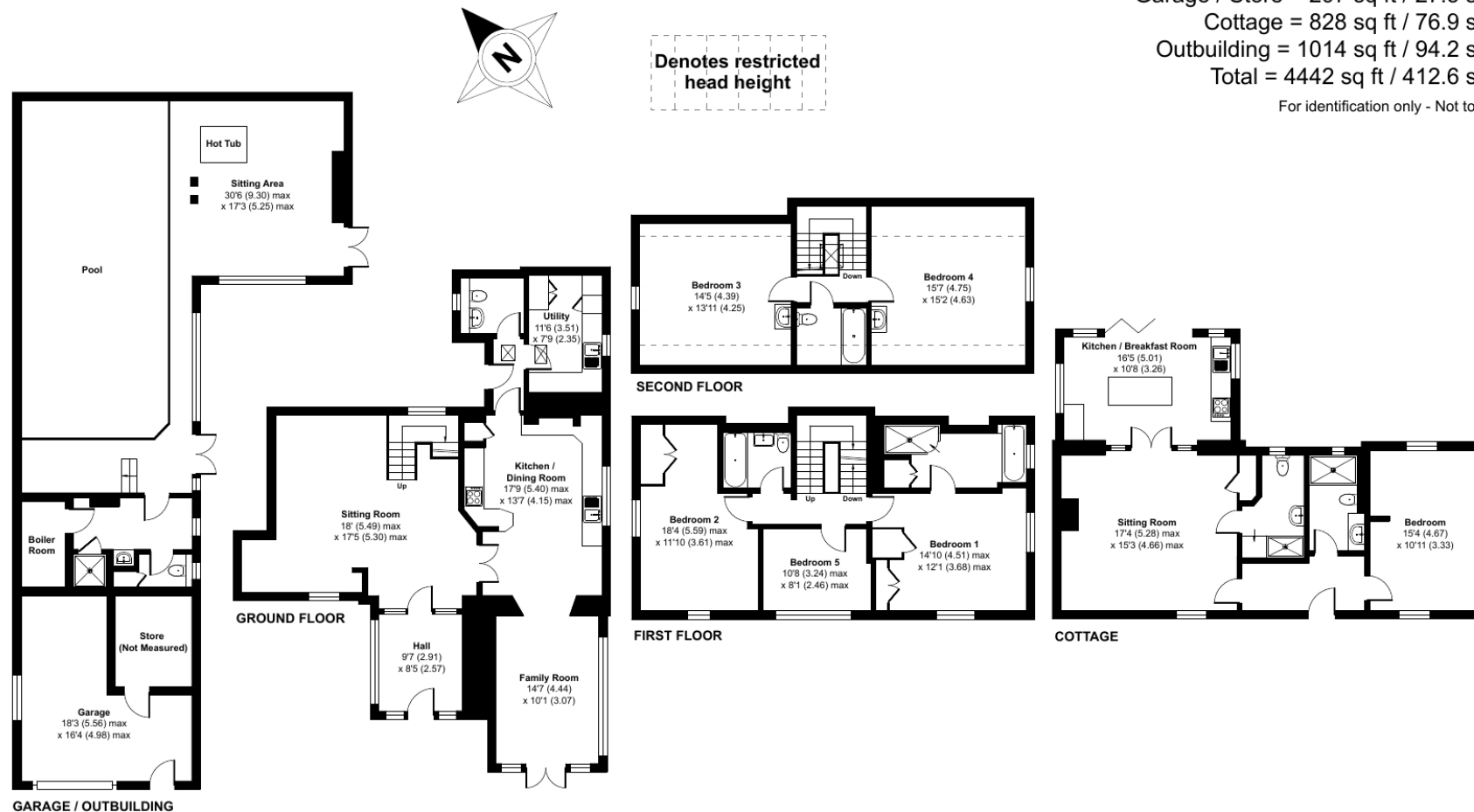
Garage / Store = 297 sq ft / 27.5 sq m

Cottage = 828 sq ft / 76.9 sq m

Outbuilding = 1014 sq ft / 94.2 sq m

Total = 4442 sq ft / 412.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Fine & Country Homes of Bath Ltd.. REF: 1361083





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