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Nordrach House  
Charterhouse-on-Mendip, Somerset

 Peter Greateorex



## An impressive Victorian family country home

OFFER IN EXCESS OF  
£1,900,000

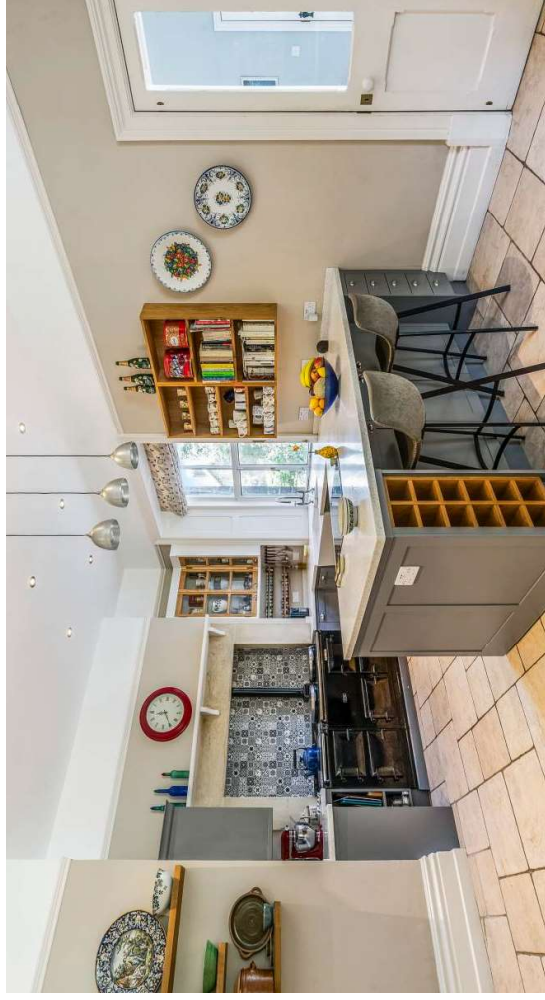


## Overview

Nordrach House is an impressive Victorian country residence dating from approximately 1860, set within 7.6 acres of private gardens, woodland and paddocks in the beautiful surroundings of the Mendip Hills, an Area of Outstanding Natural Beauty.

This property, which has a rich history (having been both a convalescent home and country club), has been carefully and sympathetically renovated, retaining its original architectural features while providing spacious and comfortable accommodation, ideally suited to family living and entertaining.

Nordrach House enjoys a private rural setting while remaining conveniently located for Bristol, Bath and Wells.





Nordrach House is an elegant stone-built country home, which has recently undergone a sympathetic renovation, preserving its character, with the benefits of modern comfort and convenience.

The interior offers generous, light-filled rooms with high ceilings and many original period features including ornate fireplaces, decorative corning, dado and picture rails, and distinctive Gothic-style windows overlooking the gardens and surrounding countryside.

The impressive front entrance leads into a welcoming ground floor hallway via a vestibule and onto a drawing room, library/snooker room, sitting room, a temperature-controlled wine store and study, providing excellent flexibility for family living.

The bespoke kitchen/breakfast room, installed in 2020 by a local firm and incorporating features such as a larder, deep drawers and abundant storage, is fitted with an Aga as well as an electric oven and induction hob, and the peninsula has a breakfast bar on one side. Adjacent is the utility room.

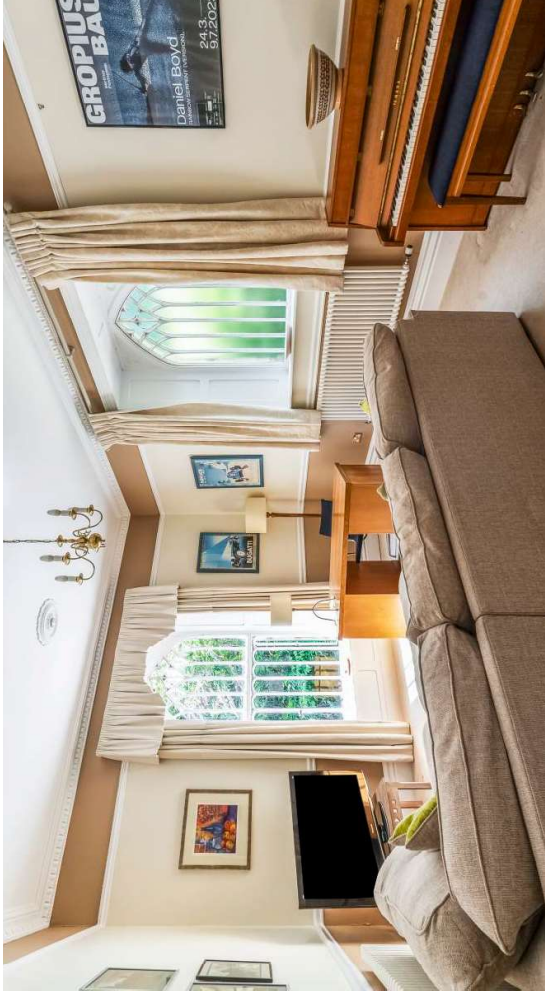
The ground floor also offers a shower/wet room and sitting room/further bedroom giving the opportunity for an accessible guest or a dependent's accommodation.

The conservatory provides a bright space with views over the grounds and, with underfloor heating and heat reflective glass, is suitable for all year-round use, a fabulous spot for entertaining.

Upstairs, the principal bedroom suite benefits from a dressing room and en-suite bathroom. There are five additional bedrooms, two with en-suite shower rooms, as well as a further family bathroom. All the bedrooms have wonderful views over the garden and beyond.







## Outside

Nordrach House is approached through tall electrically operated gates opening onto a long and impressive driveway, with paddocks on either side creating a striking entrance.

The gardens lie mainly to the north-east and south-east of the property and consist largely of level lawns, ideal for outdoor recreation and entertaining. A hard tennis court is located beyond the orchard with ancient woodland areas beyond.

There is a smaller sun-trap of a more formal garden with pond and terrace, which benefits from the afternoon and evening sun.

Adjoining the house is a generously sized double garage, with loft space for storage accessed via a pull-down ladder.

To the left of the driveway is a field which is currently grazed by sheep belonging to the neighbour.

In total, the grounds extend to approximately 7.6 acres including pretty gardens, a prolific orchard with a variety of apple trees, ancient woodland and paddocks, which, with mixed hedging around the perimeter, offers privacy in a wonderful rural setting.



## Location

The nearby village of Blagdon (approximately 2 miles) provides local amenities, including a primary school, church, post office and general store, butcher, boutique and public houses.

The area offers a choice of highly regarded schools including Wells Cathedral School, Millfield School, Sideot School, The Blue School, Wells, Churchhill Academy, Chew Valley School.

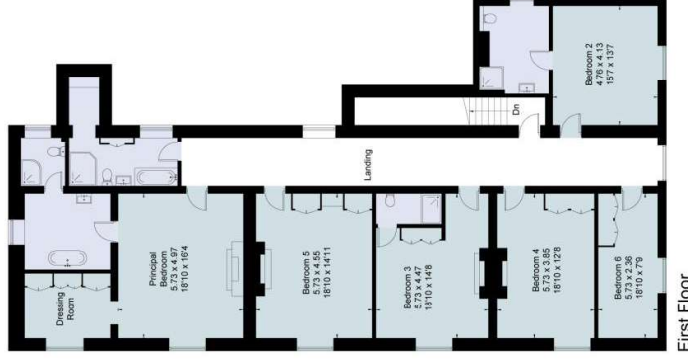
## KEY FACTS

- Elegant 19th-century Somerset country residence
- Approx. 7.6 acres of gardens, orchard, woodland and paddock
- Electric gates, double garage, driveway parking & tennis court
- Kitchen/breakfast room and multiple reception rooms
- Principal bedroom suite with dressing room & en-suite bathroom
- 5 further bedrooms, two with en-suite shower rooms & bathroom
- Downstairs shower room and additional cloakroom/WC
- Stunning conservatory with all round use
- No onward chain

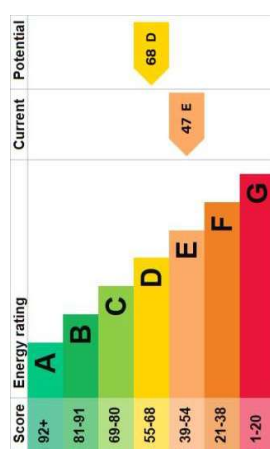


# Floorplan

Approximate Floor Area = 569.1 sq m / 6125 sq ft  
 Garage = 32.2 sq m / 347 sq ft  
 Total = 601.3 sq m / 6472 sq ft



These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Peter Greatorex Unique Homes have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #74848

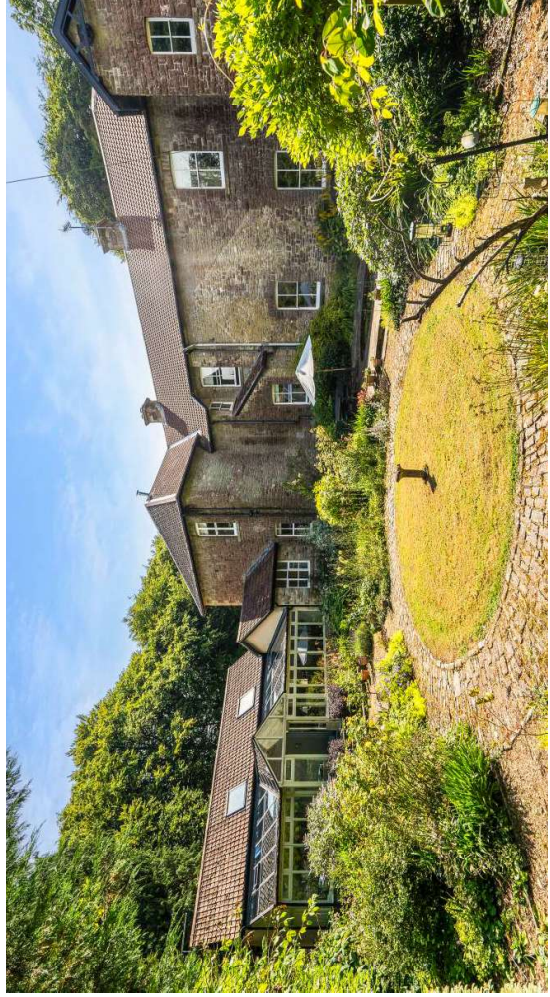




## Key Facts

- Mains water and electricity, private drainage
- Oil-fired central heating
- Council: Somerset Council, Band G
- New roof completed in 2024
- New windows to east elevation






## Rural location within easy reach of cities

The historic cities of Bath (18 miles) and Bristol (15 miles) offer excellent shopping, restaurants, cultural attractions and transport links. The Cathedral City of Wells (8 miles) is also nearby and hosts a popular twice-weekly farmers' market.

Bristol International Airport is 9 miles. (All distances are approximate.)



For more information please  
get in touch with our team

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Buyer Verification Checks – Legal Requirement

Please note that, in accordance with UK Anti-Money Laundering (AML) regulations, all buyers whose offer is accepted must undergo identity (ID), AML, and source of funds verification before the sale can proceed. These checks are a legal requirement and ensure compliance with current legislation. The cost for this service is £45 plus VAT per person, payable by the buyer.

We will contact you with full instructions once an offer has been agreed.

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