



THE OLD RECTORY
Corston

Carter Jonas

THE OLD RECTORY, CORSTON, BATH, SOMERSET, BA2 9AP

A HANDSOME, SIX-BEDROOM GRADE II LISTED FORMER RECTORY IN A POPULAR VILLAGE CLOSE TO BATH.

Main House: Hallway • Drawing room • Sitting room • Dining room • Study • Kitchen/Breakfast room • Utility room with gas-fired boiler • Cloakroom
Principal Bedroom with en-suite bath/shower room • Bedrooms 3, 4 and 5 • Family bathroom with walk-in shower • Bedroom 2 with en-suite bath/shower room
Bedroom 6 • Cellar with wine store

Coach House: Garage • Workshop • Garden store • Art studio • Games room

Gravel driveway/courtyard parking area for up to five cars • Large, enclosed gardens

DESCRIPTION

The Old Rectory is an attractive Grade II Listed family home dating back to the 17th Century located centrally within this sought after village. The property is well presented with many fine period details. The property is approached through stone gateposts, with iron gates, leading onto a gravel driveway/courtyard, next to the original stone-built coach house.

The house is a mix of 17th and 19th century building with the original central part now providing a dining room of great character, with exposed beams and a stone fireplace. The study, cloakroom and kitchen/breakfast room are on either side. The spacious kitchen/breakfast room has handmade wooden units, gas Aga and room for a large dining table.

In the remaining ground floor part of the house there is an elegant and spacious drawing room with a dual aspect and a full height bay window overlooking the garden and marble open fireplace as well as a smaller sitting room with three sash windows also overlooking the garden.





The main stairway leads up two flights to the dual-aspect principal bedroom, with fine views of the garden, church and countryside beyond, and an en-suite bath and shower room. On the first floor there is a further large bedroom also overlooking the main lawn. A corridor runs through the original part of the house, with two further bedrooms (one presently used as a study) and the family bathroom, also with walk-in shower. At the end of the corridor is a self-contained suite comprising a large bedroom and adjoining bath/shower room, with panoramic views of the garden, church and countryside.

On the second floor there is a further large double bedroom. There are three accessible lofts providing ample storage space and a cellar with wine store.

The gardens of The Old Rectory are particularly attractive, covering just over 3/4 of an acre with views across to the neighbouring church, the rolling Duchy of Cornwall owned countryside beyond and the nearby Manor Farm.

The side terraces give a pleasant view over the gardens. The extensive formal lawn to the east is overlooked by a stone balustrade and is enclosed by substantial stone walls and a range of mature trees including two well established Ginkgo trees.

There is also a large informal garden area on the south side, sloping down to the walled perimeter with several apple trees, a mulberry, a medlar and a young Tulip tree. On the west side of the house, opening off the kitchen/utility room, there is a sheltered terrace area with stone balustrade, a built-in barbecue, an established fig tree and vine-covered stone wall, giving a further, attractive sitting out area. There are several other paved seating areas around the garden.

On the ground floor of the coach house there are three separate areas; a workshop, a garden store and a garage, (the latter both with wooden double doors). External stone stairs lead to the first floor rooms comprising an art studio and an extensive games room. Electricity is connected and this large space could provide further accommodation or workspace subject to the necessary consents.







SITUATION

Corston is an attractive village set in rolling countryside on the outskirts of Bath, which is renowned for its historic architecture, fine shopping and excellent schooling, both state and independent. Bath is just four miles away whilst Bristol, with its extensive facilities and services, is only eight miles.

The village offers local amenities including a Village Hall, and a shop with post office, and there is a large Waitrose in nearby Keynsham. The Globe public house and the Newton Park campus of Bath Spa University are nearby.

Corston falls within the catchment of the well-regarded Wellsway School; there is a school bus service to Bath and Bristol nearby; both cities have a main line railway station. The surrounding countryside surrounding the property is Duchy of Cornwall owned and very picturesque with numerous walks. Newton St Loe, the neighbouring village, has a Farm Shop, restaurant, and West of England Falconry. There is a golf course in the neighbouring village of Saltford.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and gas connected. Gas-fired boiler (H/W and C/H); Private drainage. Telephone landline and WiFi.

Planning: The property is Grade II Listed.

Council Tax Band: G

Local Authority: Bath and North East Somerset Council.

EPC Band: E

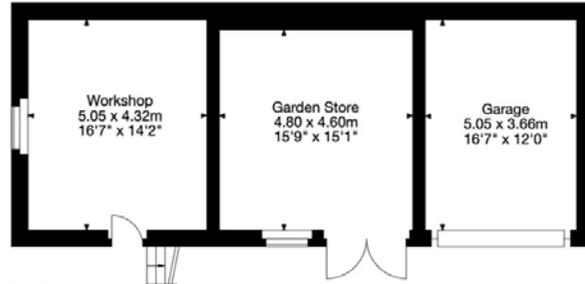
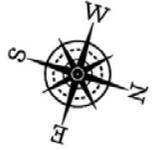
Directions: From Bath proceed West on the A4 Bristol Road, joining the dual carriageway. At the roundabout with the Globe Inn, take second exit, the A39 Wells Road, signposted to Corston and after entering the village the gates to the house are on the left-hand side of the road after passing the Church opposite the village junction.

Viewing: Strictly by appointment with Carter Jonas.

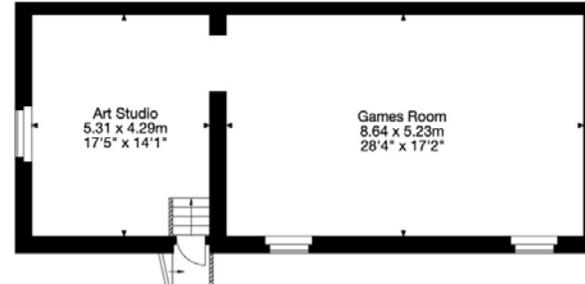




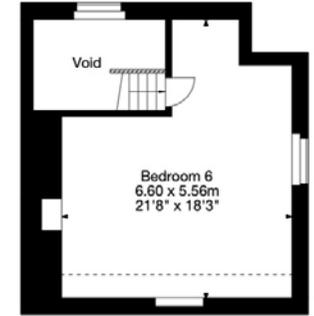
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 Approx. Gross Internal Floor Area
 Main House = 464.41 sq m / 4,999 sq ft
 Coach House = 137.99 sq m / 1,479 sq ft
 Total Area = 602.4 sq m / 6,478 sq ft



Coach House Ground Floor



Coach House First Floor

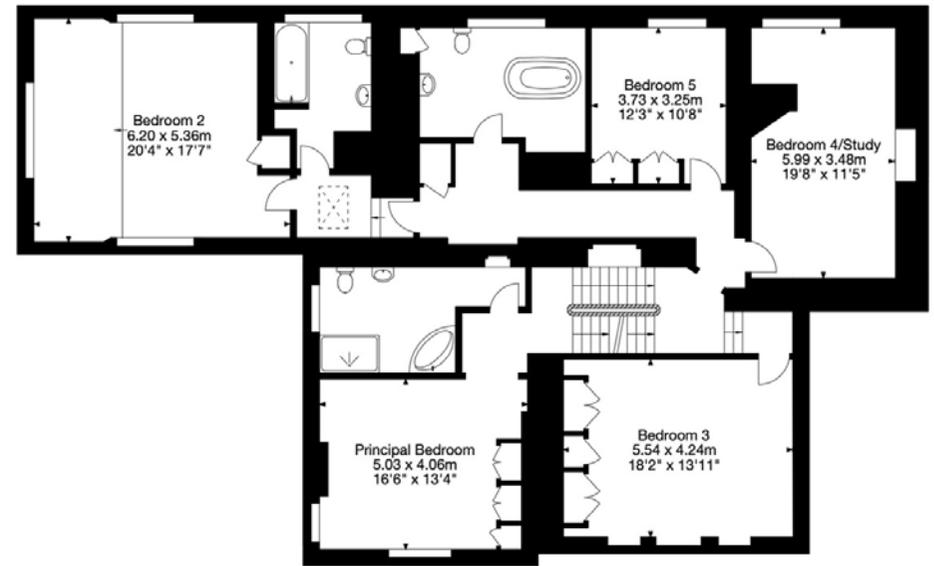


Second Floor



Lower Ground Floor

Ground Floor



First Floor



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