



Christchurch, NP18
Guide Price £850,000

Gorgeous six-plus bedroom detached house | Freehold **SSTC**

If you ever stayed in the Old Rectory, back in the days when it was run as a very successful 5-star Bed & Breakfast, you will bear witness to its grace, space and character. Large rooms, high ceilings, but somehow cosy at the same time. Someone once commented that the house gives all of its visitors a warm hug, and that feeling is still very true today.

The Rectory was built in the 1900s, at the behest of and overseen by the vicar of the Holy Trinity Church, Ernest Thorne. He was a wealthy old-Etonian who joined the parish in 1908 but who didn't, by all accounts, fancy living in the existing vicarage. So he built the Rectory instead, and his specifications were very exacting, including insisting on its three principal bedrooms and all three reception rooms, facing due south to both enjoy the best of the sunlight, but also to take in the sweeping views towards the Severn Estuary.

In fact, this house has the unusual distinction of enjoying open views from just about every window, including an expansive vista from the front that takes into the countryside around Caerleon.

The property has character in abundance, including fireplaces, coving and ceiling roses. I am personally fascinated by the origins of the very old stained-glass window on the half landing: was this something that the clergyman brought with him from Eton, or was it saved when Holy Trinity burned down (which apparently it did on two or three occasions!)?

The Rectory included a servants' wing, which is nowadays incorporated into the main house to provide a total of six double bedrooms, together with three bathrooms (two en-suite), and two cloakrooms. The "back stairs" still exist though, so it is possible to do a complete tour of the house, without visiting any part twice.

The extensive gardens to the rear of the property (in all the plot extends to more than a third of an acre) are sunny and secluded, there is ample parking, together with an in-out driveway and a double garage, and I reckon if you were to need even more accommodation, the outhouse attached to the main building might be used to extend outwards to provide an annexe of some sort (oh, and you could probably fit at least two more bedrooms into the rectory's loft, if you wanted to), subject to all appropriate consents being obtained.

Council Tax Band: Band H (£3693.92 per annum 2024/25)

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

LOCATION:

It is incredible to think that this sublime location is within a 30-minute car journey of our office in South Glos! It takes just as long to drive into central Bristol from the office as it does from this magnificent house!

Christchurch is a hilltop village set between Junction 24 of the M4 motorway and the town of Caerleon, not far from the Celtic Manor Resort & Golf Course. Its elevated position ensures it enjoys stunning views towards the Severn Estuary in one direction, and across the surrounding countryside in the other. There is even a viewpoint just down the road, with its own popular "pop-up" cafe, Wilson & Bay.

If you need to get anywhere on a regular basis: there is a rail station within ten minutes to access London, Bristol and Cardiff, elsewhere and anywhere in between, and the M4 motorway is just a few minutes' drive away.

PHOTOS:

Please note that the main picture has been taken from the rear garden as this was designed to be the rectory's "best side"!

GROUND FLOOR:

Entrance Hall

Very grand entrance, featuring a wide dog-leg staircase, with timber banisters, rising to first floor; half stained-glass double-glazed front door and side windows to match; high ceiling, with coving and triple roses; double and single radiators.

Cloakroom

leaded double-glazed window to front; ceiling rose; white w.c. and corner cabinet with white countersunk wash basin and gold colour taps; tiled floor; radiator.

Drawing Room

w: 16' 5" x l: 14' 9" (w: 5m x l: 4.5m)

Wide leaded double-glazed window to rear, with a view over the main garden and beyond towards the Severn estuary; small leaded double-glazed window to side; classical style stone fireplace and hearth with open grate; coving; ceiling rose; double radiator.

Dining Room

w: 16' 4" x l: 13' 1" (w: 4.98m x l: 3.99m)

Wide leaded double-glazed window to rear, with an outlook over the garden, plus leaded double-glazed door out to patio; coving, ceiling rose and feature beam; built-in cupboard with double doors; fitted shelves; phone pt; radiator.

Lounge

w: 18' x l: 16' 11" (w: 5.49m x l: 5.16m)

Wide splay-bay leaded double-glazed window to side and leaded double-glazed window to rear overlooking garden; impressive stone fireplace and extended slate hearth, with wood mantel and open grate; coving and ceiling rose; 2 double radiators.

Kitchen/Breakfast

w: 14' 2" x l: 13' 6" (w: 4.32m x l: 4.11m)

Leaded double-glazed patio doors to side, and leaded double-glazed window opposite; extensive range of fitted shaker-style base and wall units, in cream, including glazed cabinets and drawers; gloss black granite-effect rolled-edge worktops and tiled splashbacks; inset single-bowl single-drainer stainless steel sink and mixer tap; gas-fired Aga range cooker; quarry-tiled floor; door into...

Utility Room

w: 14' 2" x l: 10' (w: 4.32m x l: 3.05m)

Wide leaded double-glazed window to side overlooking patio; good range of fitted base and wall units in aqua, including drawers; gloss black granite-effect rolled-edge worktops and tiled upstands; inset single-bowl single-drainer stainless steel sink with mixer tap; plumbing for washing machine and dishwasher; space for tumble dryer and fridge/freezer; quarry-tiled floor; doorway into Side Lobby; door into...

Pantry

w: 5' 5" x l: 4' 4" (w: 1.65m x l: 1.32m)

Walk-in, with leaded double-glazed window to side; quarry-tiled floor; shelves.

Side Lobby

Partly leaded double-glazed stable door and leaded double-glazed window to side; radiator; door into...

WC

In white; leaded double-glazed window to front.

Front Lobby

w: 8' 3" x l: 3' 7" (w: 2.51m x l: 1.09m)

Partly glazed door to front (possibly once the main front door, or the door for visiting parishioners?); quarry-tiled floor; wall-mounted meters cupboards; door into...

Boot Room

w: 8' 3" x l: 7' (w: 2.51m x l: 2.13m)

Leaded double-glazed window to front; quarry-tiled floor; shelving; door and 3 brick steps down into...

Wine Cellar

w: 7' 6" x l: 3' 4" (w: 2.29m x l: 1.02m)

Under the main staircase; leaded double-glazed window to front; quarry-tiled floor.

FIRST FLOOR:

Half Landing

Glorious leaded double-glazed window to front incorporating old stained-glass panes which may have connections to Eton College, or may have been rescued when Holy Trinity Church burned down?).

Landing

Timber balustrade; high ceiling with coving and rose; hatch up to loft, which is enormous (potential for conversion to at least two more bedrooms, subject to obtaining all appropriate permits); radiator.

Bedroom One

w: 16' 5" x l: 14' 10" (w: 5m x l: 4.52m)

Wide leaded double-glazed window to rear, with panoramic southerly views towards the Severn; excellent range of fitted wardrobes and cupboards, including vanity shelf, drawers and hideaway TV; interesting coving, partly angled ceiling and beam; radiator; door into...

En Suite Shower Room

w: 5' 5" x l: 5' 5" (w: 1.65m x l: 1.65m)

Glazed corner shower cabinet; w.c.; round countertop wash bowl and mixer tap, on marble plinth and with shelving under; tiled walls and floor; mirror; towel rail radiator; shaver pt.

Bedroom Two

w: 18' x l: 11' 11" (w: 5.49m x l: 3.63m)

Leaded double-glazed splay-bay window to side, and leaded double-glazed window to rear, with very open aspect; double radiator; door into...

En Suite Bathroom

w: 8' 8" x l: 5' 10" (w: 2.64m x l: 1.78m)

White claw-foot free-standing bath with period-style mixer tap/shower attachment, pedestal wash basin with mixer tap, w.c. and glazed corner shower cabinet; tiled walls and floor; extractor fan; mirrored cabinet; towel rail radiator.

Bedroom Three

w: 15' 9" x l: 11' 11" (w: 4.8m x l: 3.63m)

Leaded double-glazed dormer window to front, with tremendous views, over fitted cushioned window seat; range of fitted wardrobes and cupboards, in white, including dressing table and mirror, countersunk white wash basin, mixer tap and mirror above; built-in eaves storage cupboard; fitted shelves; double radiator,

Bedroom Four

w: 13' x l: 8' 9" (w: 3.96m x l: 2.67m)

Leaded double-glazed window to side affording extensive views towards Caerleon and the surrounding countryside; partly angled ceiling; radiator.

Servants' Landing

At the top of the "back stairs" from the Utility Room; leaded double-glazed window to side, with open rural views; door from main Landing with stained-glass pane above.

Bedroom Five

w: 11' 4" x l: 9' 11" (w: 3.45m x l: 3.02m)

Leaded double-glazed window to side, with open views; built-in double wardrobe with cupboards over; radiator.

Bedroom Six

w: 11' 8" x l: 10' (w: 3.56m x l: 3.05m)

Leaded double-glazed window to side, with views (including, on a good day, the top of the Prince of Wales Bridge over the Severn); radiator.

EXTERNAL:**Front Garden**

A wide frontage includes an in-out tarmac driveway and two parking/turning bays (one in front of the Double Garage); large raised lawn, with hedge to front; attractive flower borders and beds, mature trees and shrubs; steps and ramped access down to large slate patio area in front of house, and both front doors; access (both gated, one covered) on either side of the house to Rear Garden.

Double Garage

w: 17' 2" x l: 16' 8" (w: 5.23m x l: 5.08m)

Brick-built under pitched tiled roof; up-and-over door; light and power; door to covered side path.

Outhouse

w: 12' 10" x l: 8' 5" (w: 3.91m x l: 2.57m)

Brick-built under pitched tiled roof; window to side; light and power; currently used for storage but might, subject to obtaining appropriate consents, lend itself to development or extension of the house (the creation of an annexe, perhaps?).

Rear Garden

w: 140' x l: 102' (w: 42.67m x l: 31.09m)

Beautifully secluded south-facing garden that stretches around one side of the property. Mainly a large sweeping lawn, with high hedged surround, mature trees and an array of shrubs and flowers; full-width paved patio, and additional paved patio areas to the side; vegetable plots; wooded area to one side; outside lights; partly fenced, partly walled surround; measurements shown are very approximate (the garden is an irregular shape).

GENERAL:**Tenure**

Freehold.

Council Tax Band

Band H (£3693.92 per annum 2024/25).

IMPORTANT:

These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Please note that no services, appliances or fittings described in these particulars have in any way been tested by Haighs and it is therefore recommended that any prospective buyer satisfies him/herself as to their operating efficiency before proceeding with a purchase. Please also note that photographs are used only to give an impression of the general size and style of the property, and it should not be assumed that any items shown within these pictures (internal or external) are to be included in the sale. Prospective purchasers should satisfy themselves of the accuracy of any statements included within these particulars by inspection of the property. Anyone wishing to know specific information about the property is advised to contact Haighs prior to visiting the property, especially if in doing so long distances are to be travelled or inconvenience experienced.

INTERESTED?

If you would like to submit an offer to purchase this property, subject to contract, please contact Haighs. In order for us to process your offer and to give our clients our best advice, we will require evidence of how you intend to fund your proposed purchase, and we may ask you to discuss, without initial cost or obligation, your proposal with an Independent Financial Adviser of our choosing for

further verification. Should your offer prove to be acceptable, subject to contract, we will need to see identification documentation in line with Money Laundering Regulations.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.





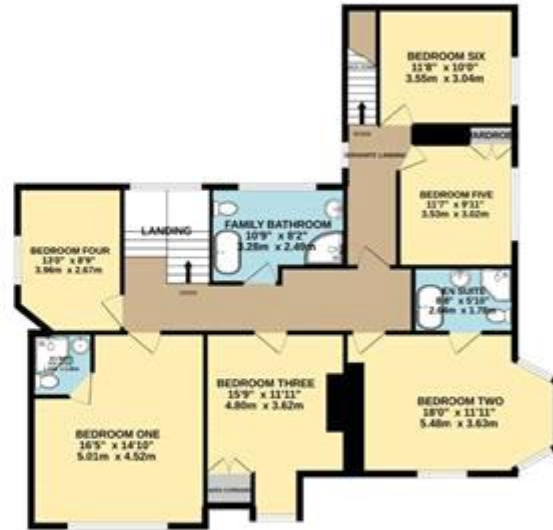






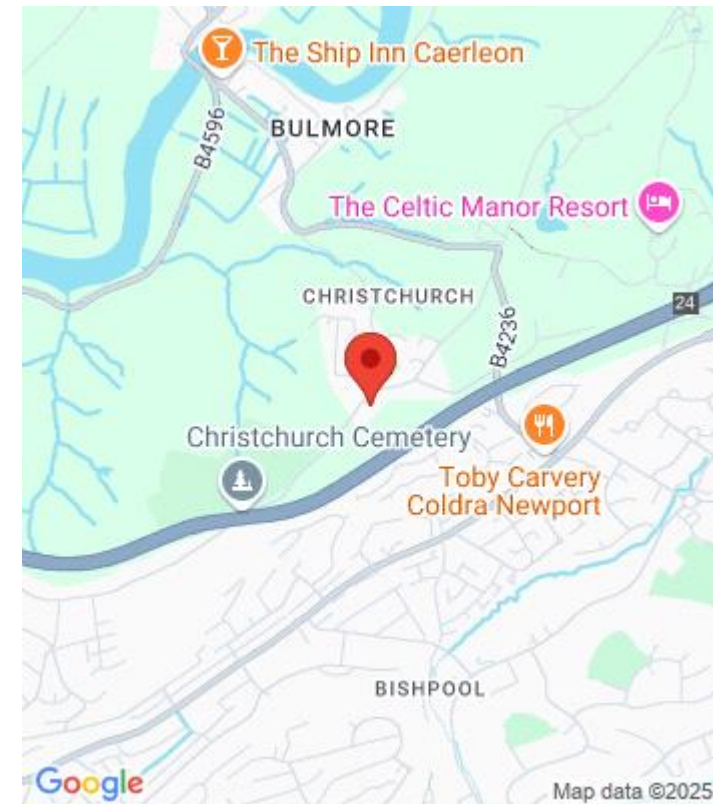
GROUND FLOOR
1442 sq.ft. (134.0 sq.m.) approx.

1ST FLOOR
1326 sq.ft. (123.2 sq.m.) approx.



TOTAL FLOOR AREA: 2769 sq.ft. (257.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only
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