

Wood Lane,
£900,000



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The Old Rectory, Wood Lane, Clapton In Gordano, Bristol

£900,000

This Grade II listed former rectory set in extensive mature gardens offers an eclectic mix of Georgian elegance and farmhouse cosiness to make a wonderful family home. There are a plethora of period features that are too numerous to mention but include period fireplaces, a stunning reception hall/galleried landing, flag stone floors, opulent bathroom, and french windows with shutters leading on to the gardens. Overall this exceptional property has 5 bedrooms including master and guest suite, three classically proportioned receptions, country kitchen, snug and intriguing named well room. Viewing is strictly by appointment only.

ENTRANCE HALL

Entrance door, flagstone floor, glazed inner door to:

RECEPTION HALL

Walk in cupboard, exposed floorboards, radiator, stairs to first floor galleried landing.

CLOAKROOM

Window to front, recessed spotlights, low level WC, wash basin, radiator, exposed floorboards.

SITTING ROOM

6.15m x 4.55m (20'2" x 14'11")

Two windows to side with shutters, ceiling cornice, period marble fireplace, two radiators, exposed floorboards, french window with shutters leading on to the garden.

DINING ROOM

4.78m x 4.42m (15'8" x 14'6")

Arched window to side, period fireplace, two radiators, exposed floorboards, french window with shutters to rear garden.

LIBRARY

6.17m x 4.52m (20'3" x 14'10")

Two windows to side with shutters, ceiling cornice, period fireplace, two radiators, exposed floorboards.

KITCHEN

5.51m x 5.18m (18'1" x 17'0")

Sash window to front with window seat, recessed spotlights, exposed beams, window to rear, fitted base units with marble work surfaces, enamelled single drainer sink unit, fitted dresser, flag stone floor, stairs to first floor,

SNUG

5.51m x 5.03m (18'1" x 16'6")

Windows to front and rear, period fireplace with wood burner and period stove, exposed beams, flag stone floor, door on to the patio garden, door to:

WELL ROOM

5.51m x 3.96m (18'1" x 13'0")

slate tiled floor with glazed panel displaying well, two radiators.

CLOAKROOM

Low level WC, wash basin, radiator.

UTILITY ROOM

2.69m x 2.01m (8'10" x 6'7")

Two skylights, oil fired boiler, hot water tank, stainless steel sink unit, slate tiled floor.

GALLERIED LANDING

Three windows to front, ceiling cornice and ornate centre rose, radiator.

CLOAKROOM

Window to front, radiator, corner wash basin, low level WC.

MASTER BEDROOM

5.61m x 4.47m (18'5" x 14'8")

Windows to front and rear, vaulted ceiling with exposed beams, period fireplace, two radiators, walk in wardrobe, exposed floorboards.

EN-SUITE BATHROOM

Two arched windows to side, window with shutters to rear, recessed spotlights, wall tiling, claw foot bath, shower cubicle, his and hers basins, low level WC, bidet, radiator, heated towel rail, tiled floor.

GUEST BEDROOM

3.96m x 2.59m (13'0" x 8'6")

Window to side, radiator.

EN-SUITE BATHROOM

Recessed spot lights, wall tiling, low level WC, pedestal wash basin, panelled bath, heated towel rail, radiator.

BEDROOM 3

4.52m x 4.52m (14'10" x 14'10")

Two windows to side, ceiling cornice, radiator.

BEDROOM 4

4.52m x 3.96m (14'10" x 13'0")

Window to side and rear, cast iron fireplace, two radiators.

BEDROOM 5

4.42m x 3.45m (14'6" x 11'4")

Sash window to rear, cast iron fireplace with tiled inserts, radiator.

BATH/SHOWER ROOM

Sash window to rear, suite comprising, low level WC, pedestal wash basin and bathe with shower over and glazed screen, heated towel rail.

PARKING

The gravelled drive and double garage between them provide parking for several cars.

GARDENS

There are extensive mature gardens that include lawns a formal garden, tennis court, fishpond and a wonderfully private patio with fig trees and vines.

Reeds Rains Mortgage Advice

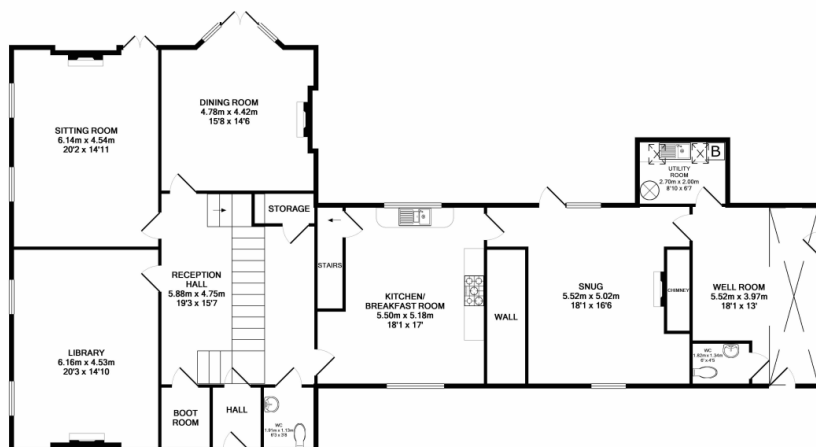
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All Measurements

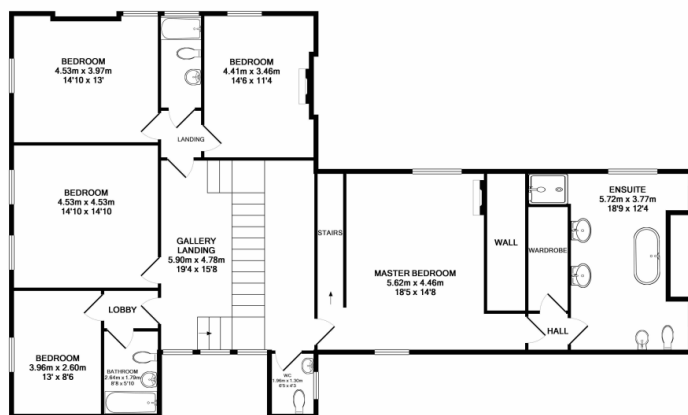
All Measurements are Approximate



For full EPC please contact the branch



GROUND FLOOR
APPROX. FLOOR
AREA 205.5 SQ.M.
(2212 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 188.5 SQ.M.
(1815 SQ.FT.)

TOTAL APPROX. FLOOR AREA 374.1 SQ.M. (4027 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 quantity or efficiency can be given.

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