



Church House, Pilgrims Way, Chew Stoke, Bristol, BS40 8TX

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- Magnificent Piece of Village History
- Stunningly Restored and Renovated
- Full of Period Features and Charm
- Four Reception Rooms
- Luxury Kitchen with Aga and Pantry
- Orangery with Lantern Roof leading to Garden
- Bedroom Suite with Full Bathroom
- Three Double Bedrooms sharing a Family Bathroom
- Stunning Grounds with Church Views
- Garage and Outbuildings



DESCRIPTION WHAT A MASTERPIECE!

A piece of history, fantastically restored and renovated to a very high standard retaining the period features and charm of its 16th Century origins. Dating back to 1540, the Grade II* listed property is set in beautifully maintained grounds within the centre of Chew Stoke, in the heart of the Chew Valley.

The stunning double ceiling height reception hall with a bespoke oak staircase and gallery sets the atmosphere upon arrival. There are three generous reception rooms, two with period fireplaces and beautiful stone mullioned windows.

The kitchen is spacious with an Aga and plenty of cabinet storage including a sizeable pantry area. This leads onto an Orangery with plenty of natural light from the sky lantern and French doors opening to the level garden.

There is also a utility/boot room with side access to the garden. A useful wet room with WC and basin completes the ground floor, all of which has underfloor heating.

Upstairs the Principal Bedroom Suite impresses with exposed beams, a range of wardrobe storage and a fully fitted bathroom. There are three further double bedrooms with exposed beams and a fireplace all sharing a family shower room. Outside, the grounds are well planned and create many areas to sit and relax with views to St Andrews Church.

There is a selection of outbuildings offering a variety of uses, with plenty of parking behind the gated entrance.

It is very rare for properties of this calibre to reach the market and we are excited to show you. Please call our friendly team to arrange your viewing and find out more.



Chew Stoke is at the heart of the Chew Valley and enjoys close proximity to Chew Valley Lake. It is an exceptionally popular village with a vibrant and friendly community.

There are a good range of facilities including a Doctor's Surgery, a popular pub, Village Hall and excellent restaurants including Chew Kitchen, The Woodford and Salt & Malt, the latter two of which have beautiful views over the Lake. The village enjoys a regular chorus of bell ringing at St. Andrews Church, which is home to some of the famous Bilbie Bells originally made in the village. The village has many clubs and societies including bowling, a cinema club, Women's Institute, choirs and exercise classes. At the end of summer, the season concludes with the Harvest Home which includes the produce tent, dog show and general all-round fun for the family!

Chew Stoke Primary School and Chew Valley Secondary School are well regarded with local families, with many opting for Chew Stoke as their new home due to its popularity.

The village is perfectly placed for commuting to both Bristol and Bath. There is a bus service from the village to Bristol and railway stations at Bristol Temple Meads and Bath Spa with trains to London and connections to the national rail network. Access to both the M4 and M5 is within a reasonable distance and Bristol International Airport has flights to Europe with connecting flights to the rest of the World.

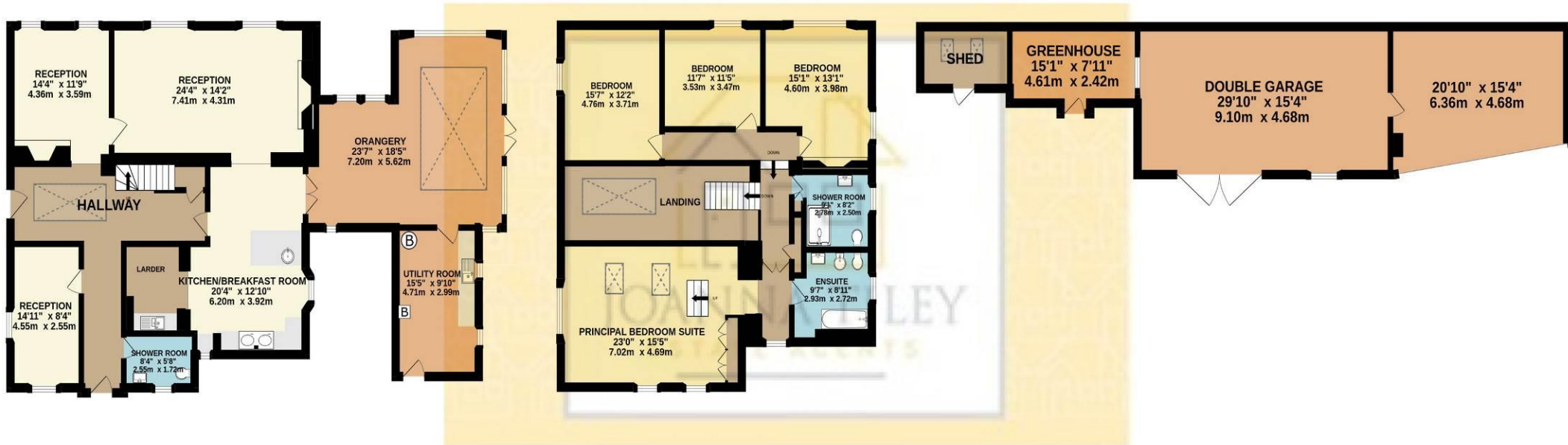




GROUND FLOOR
1764 sq.ft. (163.9 sq.m.) approx.

FIRST FLOOR
1263 sq.ft. (117.3 sq.m.) approx.

GARAGING & OUTBUILDINGS
935 sq.ft. (86.8 sq.m.) approx.



TOTAL FLOOR AREA : 3962 sq.ft. (368.1 sq.m.) approx.

Whilst 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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ROOM MEASUREMENTS

Ground Floor

HALLWAY 23'3" x 25'2"

RECEPTION ROOM 14.90" x 8'37"

RECEPTION ROOM 14'30" x 11'78"

RECEPTION ROOM 14'14" x 24'31"

KITCHEN/BREAKFAST ROOM 12'34" x 12'1"

LARDER 9'15" x 7'61"

SHOWER ROOM 5'64" x 8'37"

UTILITY ROOM 15'45" x 9'81"

ORANGERY 23'62" x 18'44"

First Floor

PRINCIPAL BEDROOM 23'0"x 15'5"

ENSUITE 9'7" x 8'11"

BEDROOM 15'7" x 12'2"

BEDROOM 11'7" x 11'5"

BEDROOM 15'1" x 13'1"

SHOWER ROOM 9'1" x 8'2"

Outside

DOUBLE GARAGE 15'35" x 29'10"

GREENHOUSE 15'1 x 7'11"

The "Old Rectory," Chew Stoke.

TH may be accepted that the "Old Rectory" in Chew Stoke was built by Sir John Barry in 1529 (Sir J. B. was Rector from 1524 to 1546) in spite of the fact that the date 1629 is sculptured on the inscription on the building. Rutter, in his book, published in 1829, gives the date as then appearing on the building in Roman letters as MDXXIX and all the evidence tends to confirm this date. The present inscription reads—"A DÑO FACTŪ EST ISTUD QUOD BARRY IN ANNO DÑI 1629." This has been translated as "This which Barry (did) in A. D. 1629 was done by the Lord, by the Lord being equal to by the Grace of God." The south front of the house is decorated by numerous coats of arms, six of which are the St. Lo arms either alone or impaled with the arms of Fitzpane, Ancell, de la Riviere and Malet; an ornate letter "B" and the monogram "J B" also appear, these no doubt refer to Sir John Barry. The front door is supposed to have been originally in the west and a door also in the south. The battlemented parapet and the clock tower were built by the Revd. W. P. Wait during his rectorship, and he also appears to have raised the roof by at least one course of masonry, and to have built on the part in which the dining room now is, to have done away with the door in the west and to have built up the south door, and moved one lot of

arms which were over it to the right over the little window, to have built up the little square window, and to have placed the sculptured bugle there. By the way, this little window at the east end of the south front is probably the only one on that front with the original stonework. He afterwards appears to have reopened the door in the south, which was finally built up by the Revd. J. Ellershaw in 1876, who also made the door in the east end, and turned the dining room into stables and the room over it into a loft, when he built the new rectory. The Revd. R. V. S. Penfold, who was Rector from 1898 to 1906, restored the stables back again to a dining room, and erected the incongruous iron porch at the front door. This porch was originally a sort of summer house in the new rectory garden. At the east end, on the left of the door, the large ecclesiastical looking window, which has the St. Lo arms in the right hand top corner, was originally on the ground floor level, but Mr. Wait had it put up in the bedroom on the first floor. Both Collinson and Rutter state that the "Old Rectory" was used as a poor house in their time (1770 to 1829), but no evidence can be found confirming this, certainly Mr. Wait appears to have occupied it during part of this time, and the cottages, used as poor houses, were across the road where the Rectory Hall now stands.



Joanna Tiley Estate Agents

Unit 1c Fairseat, Stoke Hill, Chew Stoke, BS40 8XF

T: 01275 33 33 11 E: info@joannatiley.com W: www.joannatiley.com