



The Old Rectory, 1 Chapel Lane, Winford, Bristol, BS40 8EU

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- Period Property Dating From 1540
- In Need of Modernising
- Sitting Room with Inglenook Fireplace
- Kitchen With Access To Pretty Garden
- Dining Room
- Four Double Bedrooms
- Family Bathroom
- Pretty gardens
- Garage and Parking
- CHAIN FREE



A PIECE OF VILLAGE HISTORY!

Believed to be one of the oldest properties in the Chew Valley dating back to 1540!

The Old Rectory is full of character and charm, featuring arched doorways and oak beams make this cottage is a must see!

Through the beautiful front door, the hall leads to a welcoming living room with an eye-catching inglenook fireplace fitted with a wood burning stove and original bread oven. Both main windows also incorporate cosy window seats. The hall then leads on to the characterful dining room which offers the option to remove the partition, seamlessly connecting it to the kitchen for an excellent entertaining space.

Upstairs there are four bedrooms, two of which doubles and a good-sized family bathroom. Three of the bedrooms benefit form dual aspect windows. Ample storage is available, and the period details continue to impress. The kitchen leads out to the pretty garden where you can really appreciate the solid stonework to the property. Access from the garden to the extended garage by either the double doors at the back or the pedestrian door to the side.

The Old Rectory is not a listed building, considering its age, but it would certainly benefit from a thoughtful refurbishment to rejuvenate such a stunning historical home.

Rarely do properties like this – especially with no forward chain - come to the market so do call us now to arrange your viewing.

Winford lies on the edge of the Chew Valley, south of the city of Bristol. The village has a strong community feel which centres around the excellent primary school and the excellent village pub, The Prince of Waterloo is a fantastic family pub serving excellent roast dinners.

The Chew Valley and Blagdon lakes provide a host of activities including great walking, sailing, fishing and great restaurants. So, we invite you to relax and enjoy this area of outstanding natural beauty.

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





ROOM MEASUREMENTS

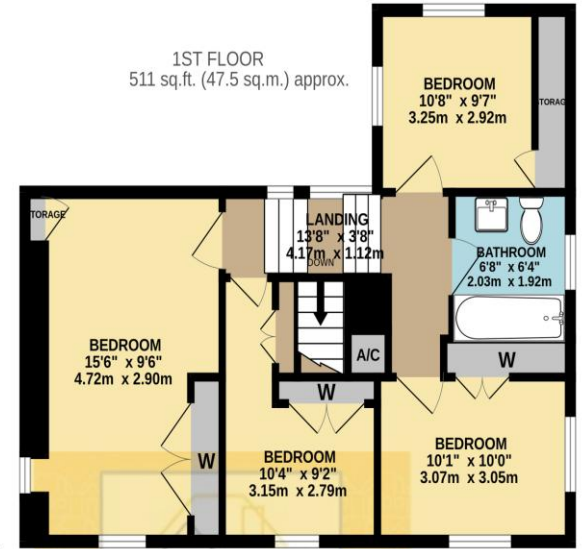
Ground Floor

HALL 5'0" x 5'7"
 LIVING ROOM 15'4" x 15'6"
 DINING ROOM 10'1" x 11'7"
 KITCHEN 9'11" x 16'4"
 PORCH 3'1" x 3'2"
 W/C 2'10 x 2'6"

First Floor

BEDROOM 9'6" x 15'6"
 BEDROOM 9'2" x 10'4"
 BEDROOM 10'1" x 10'0"
 BATHROOM 6'4" x 6'8"
 BEDROOM 10'8 x 9'7"
 LANDING 13'8" x 3'9"
 AIRING CUPBOARD 1'4" x 2'4"

GARAGE 9'6" x 35'7"



TOTAL FLOOR AREA : 1269 sq.ft. (117.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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