



The Old Parsonage
Westerleigh Road | Westerleigh | Bristol | Avon | BS37 8QQ

FINE & COUNTRY



Step inside

The Old Parsonage

Guide price £800,000

Located in the pretty village of Westerleigh that boasts a historic church and a choice of pubs, this four-bed, detached property called The Old Parsonage offers a stunning mix of period character with luxurious and comfortable interiors after being lavished with a tasteful and thoughtful renovation.

Nestled into the community of this thriving village that's close to Bristol as well as the town of Yate, the owners of this incredible home can enjoy the mix of lifestyles this prime location can offer too - country, city and coast on the doorstep.

From the front door, it's just a short drive to Bristol via car or the local bus route to enjoy shopping and socialising experiences, as well as sport, cultural and employment opportunities. There are also good train links to Bristol from Yate (just a few minutes drive away) and for the cycling enthusiast, there is a cycle route from the village to Bristol too. But you wouldn't know just how close the city is to the house because it is surrounded by stunning countryside just waiting to be explored and enjoyed, from walking to water sports, hiking to biking.

The location is not too far from the seaside spots of Weston-super-Mare and Burnham-on-Sea, offering a fun day out at the beach at any time. But if travelling further afield is required too, the village has easy access to the M5 and M4 motorways, as well as two national railway stations in Bristol.

The new owners of The Old Parsonage will be welcomed into the friendly village, whose residents regularly organise local events at the village hall. The village can also offer a number of groups and organisations to join as part of this area's thriving local community, as well as a popular golf course and activities centre.

For families looking for a home that is embedded in a more rural lifestyle but can still offer local facilities, Westerleigh is ideal, with many highly regarded primary and secondary schools nearby.

Back at the house, the walled garden and ample parking is perfect for parties and guests, as well as an enclosed, safe haven for children and dogs to play. Inside the pretty period property there is a kitchen diner, utility room, three reception rooms, four bedrooms and four bathrooms, two of which are ensuite.

There's a potential annexe too, meaning multi-generational living can be easily accommodated at this most charming of homes.

STEP INSIDE:-

Step inside this attractive home to find an abundance of character, a choice of social spaces and cosy rooms, plus an interior that has been lavished with love via a recent renovation, with elegance and comfort at its core.

The first room to greet you with a welcoming ambience is the formal dining room, with an exposed brick and stone fireplace offering period charm complementing the ceiling beams and flagstone floor. It's a room for entertaining and creating memories, flooded in light from the French doors that connect to the front garden and easily able to accommodate a large dining table.

Wander into the adjacent room and it's another reception space that is a joy to visit, oozing character and a cosy atmosphere. It is currently being used as a playroom but such is the versatility of this wonderful family home it can happily morph into a snug, study, or home office and is sure to be a popular place to get cosy during the colder winter months.

From the dining room there's access to the cellar below that offers handy extra space that is so useful in a busy home, as well as the main door into the sprawling rear section of the house.



The well-equipped, high-end kitchen diner is the hub of the home that combines joining the cook for a chat as they create a feast with easy access onto the charming flagstone rear garden patio, a bonus feature to fling open and let the birdsong and fresh summer breezes in.

There's an intriguing extra door in the kitchen diner that leads to an unexpected room, an impressive living room that is a truly stunning space. It's a room that oozes comfort and warmth, bathed in cascades of dual aspect light and cloaked in classic country style, from the sizeable fireplace with log burner, to the flagstone floors and ceiling beams.

It's not hard to imagine family and friends regularly gathering around the log burner on the multiple sofas and armchairs to watch a movie or chat the evening away, filling the air with laughter.

With multiple views of the beautiful garden as a constant backdrop, it's a room for all seasons too, with a duo of sliding doors creating an effortless indoor/outdoor connection so the socialising can easily spill out into the sunshine during warmer months.

A door from the utility room at the end of the kitchen diner leads into another surprise, an unexpected side-wing of this substantial home. Currently being used as a gym and home office, this extra area of this versatile home also boasts a shower room, and in the past it has been used as an annexe, creating a multi-generational home.

Then it's time to explore the two upper floors of this four-storey home, and the first level is like stepping into a high-end boutique country hotel. It's the home of a duo of principal bedroom suites that both boast space, a garden view, ceiling beams and luxury bathrooms.

Each bedroom is a sanctuary to soothe away any stress and promote peaceful sleep enveloped by a calm ambience. Each ensuite is cloaked in luxury, a space that can easily revive you in the morning and offers relaxation in the evening as you sink into the bubbles in one of the statement baths.

The top floor continues the character that this beautiful home so effortlessly offers, with exposed roof rafters crowning both double bedrooms, that are also a wonderful bonus feature in the modern shower room that serves them.







Step outside

The Old Parsonage

Step outside into a generous rear garden that cocoons the house in nature and wildlife within its charming stone wall boundary. There's space and privacy in abundance, with the sizeable plot offering multiple areas for quiet reading or relaxing in the sunshine.

The two-level, flagstone patio that hugs the house is the effortlessly enticing spot to enjoy a quiet morning coffee, an endless number of alfresco dining experiences, and to watch day turn to atmospheric night accompanied by an evening drink.

But, as with the house, the garden is a versatile space that can happily host large gatherings and parties on the multiple patio levels and across the expanse of lawn. The house boasts an impressively large walled area of off-road parking too, accommodating multiple vehicles including visitors' cars.

Surrounded by a backdrop of mature trees that punctuate the large expanse of sky, the garden feels like an idyllic rural island away from the busy world and a haven for children and dogs to dash about and enjoy the space within the safety of the characterful stone walls.

There's ample space for children's play equipment, as well as sheds and greenhouses to support the pursuit of growing your own produce and tending to this delightful garden that is so loved by the current owners.

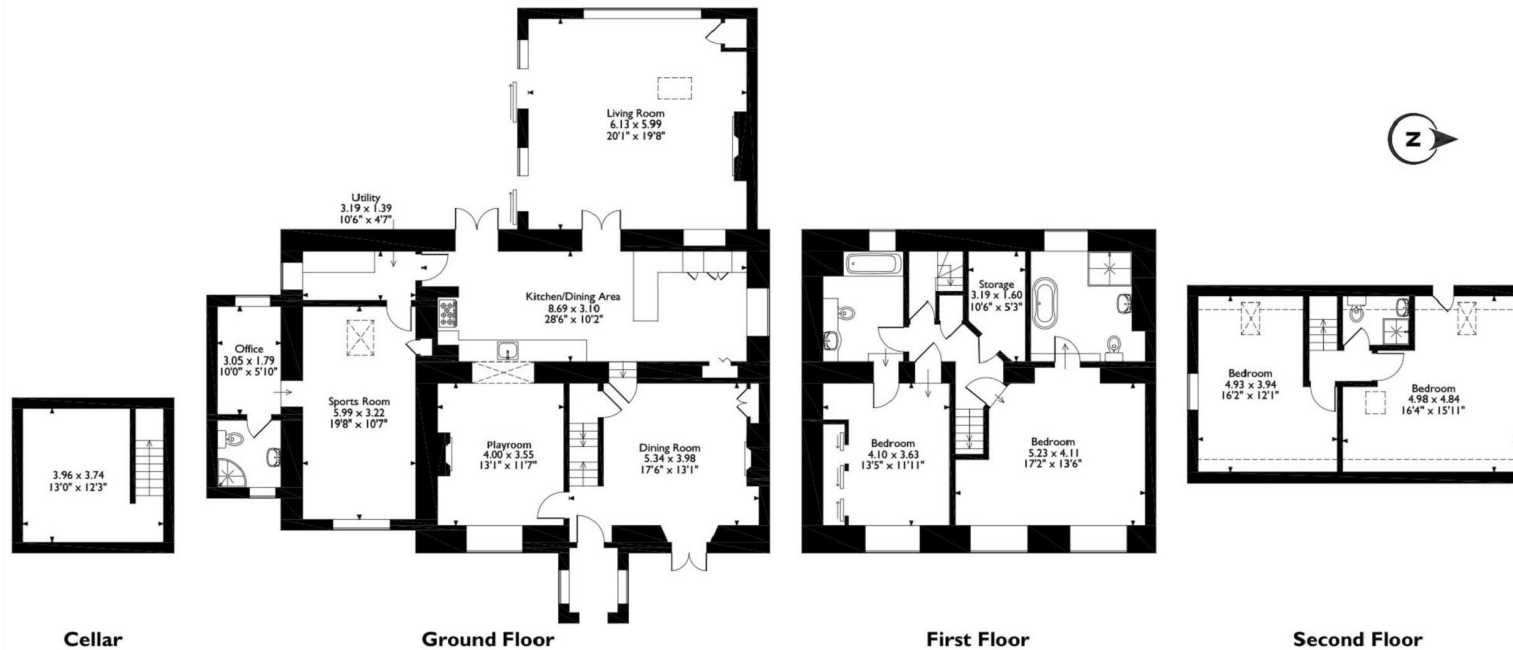
Wander around to the front garden and the mature shrubs and trees frame the pretty property in foliage, while the stone front wall welcomes you with the promise of the period character and period charm to come.

DIRECTIONS

What3words: ///singles.handsets.buying



The Old Parsonage, Westerleigh Road Westerleigh, Bristol
 Approximate Gross Internal Area
 277 Sq M/2981 Sq Ft

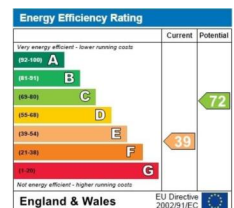


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Postcode: BS37 8QQ | Tenure: Freehold | Tax Band: E | Authority: South Gloucestershire | Heating: Oil | Drainage: Private | Internet availability*: Potential of 900Mb download and 110Mb upload.



*Internet speed according to the BT Availability Service using the postcode and landline
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