



Old Church Farm
Church Road | Rudgeway | Bristol | Gloucestershire | BS35 3SQ

STEP INSIDE

Old Church Farm

Steeped in centuries of noble history and unrivalled character, Old Church Farm is a landmark estate of outstanding importance, dating back to the medieval era and formerly known as Alveston Manor. Once owned by King Harold of Wessex and later a Crown Estate under William the Conqueror, this extraordinary residence has played host to royalty and legends alike – with the Fitzwarin family feud forming the basis of the Robin Hood tales. The 12th-century ruins of St Helen's Church, a Scheduled Ancient Monument within the grounds, further anchor the estate in English heritage. Whilst, recent history saw the estate owned by Rolls Royce in order to entertain foreign dignitaries and high profile figures. Currently, it is a 5 star BnB and celebrity hideout with incredible reviews

Area

Old Church Farm enjoys a peaceful setting on the edge of Rudgeway, a well-placed South Gloucestershire village. The market town of Thornbury and Cribbs Causeway offer excellent shopping and dining, with Bristol city centre just 12 miles south. The M5 (J16) is a mere 3 miles away, and Bristol Parkway Station offers direct trains to London Paddington in under 75 minutes.

Education in the region is excellent, with both state and private schooling options including Tockington Manor and Clifton College. Sporting pursuits abound, from golf and equestrian events to the renowned Badminton Horse Trials.

Step inside

Commanding elegance and charm throughout, the principal residence offers over 7,000 sq ft of beautifully presented accommodation, much of which is currently run as a 5-star award-winning bed and breakfast. The house exudes Tudor character with intricate plasterwork, grand fireplaces, deep alcoving, and a host of historical features – including original stonework dated to

1634 and various medieval features holding over 1000 years of history.

Grand reception rooms flow seamlessly for entertaining, while more intimate areas cater to refined family living. High ceilings, large windows and splendid vistas over the croquet lawn and surrounding countryside imbue the home with light and tranquillity. The bedrooms are exceptional – vast in scale, luxurious in finish, and sensitively designed to reflect the home's rich heritage.

Modernity and practicality are well-integrated: the rear wing features a commercial-grade kitchen and utilities which could, subject to the necessary consents, be adapted to form a large open-plan family kitchen. Alternatively, it is a great addition for those looking to manage the estate as a business. Below, a series of cellars house updated heating systems and offer additional storage.

An outstanding conversion by Rolls-Royce in 2005, the adjacent conferencing barn offers over 3,000 sq ft of bespoke professional space. This high-spec facility features four bright and spacious boardrooms, a skittle alley, office, prep kitchen, goods lift, and state-of-the-art amenities – including Lutron programmable lighting, air-source heating, electric Velux windows, and full internet connectivity. With its own entrance and generous parking, this wing of the estate offers exceptional commercial potential or could lend itself to a creative reimagining.

Privately set within a charming walled garden, an additional three-bedroom bungalow enjoys its own gated access, parking, and wraparound outdoor space. Ideal as independent living accommodation for multigenerational living, a guesthouse, or long-term rental, this property adds a valuable secondary income stream or lifestyle flexibility.





SELLER INSIGHT

“When we first discovered Old Church Farm, we believed we were buying a 16th-century manor house,” say the current owners. “But the truth runs far deeper: the heart of the house dates back over a thousand years, resting beside the ruins of a Norman church, itself built on the foundations of a Roman temple. From the top of the church tower, you can take in breathtaking 360-degree views across South Gloucestershire, from the hills of Bath to the Severn. And while we are nestled in serene countryside, Bristol, Bath, Chepstow, and the bustling market town of Thornbury are all within easy reach.”

“This is a home steeped in history and soul,” the owners continue, “but it is also a place to live and celebrate life. The Tudor drawing room, with its original ceiling and roaring open fire, has hosted everything from quiet evenings to raucous summer parties spilling onto the croquet lawn. The metre-thick stone walls keep us cool in summer and warm in winter. Upstairs, the master bedroom’s vast stone window frames sunrises over rolling hills.”

“Alongside the main house are a charming three-bedroom bungalow with a flower-filled wraparound garden, and a barn used as a conference centre, party venue, and beloved skittle alley,” the owners say. “The eight acres of land, with its orchard, vegetable gardens, glamping potential, and space for football, croquet and picnics, has been a playground for our children and a sanctuary for us. Old Church Farm is not just a property. It is a lifestyle, a story, and an opportunity to live in history while embracing modern comfort.”

“Moving on from here, we shall miss the fresh air, the light, the space, and the community,” conclude the owners, “not to mention being just minutes from great schools, shops, and outdoor adventures. We have everything we need right on our doorstep, yet can walk for miles through stunning local countryside. What’s more, we can be in central London in just over an hour, giving us the best of countryside and convenience alike.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





















STEP OUTSIDE

Old Church Farm

Step outside

Old Church Farm's grounds are a blend of formal elegance and productive beauty. The south-facing front gardens include a large lawned croquet area, rose gardens, knot garden, and linked walkways – all enclosed by mature planting. A separate walled kitchen garden is brimming with fruit trees, vegetable beds, and ornamental borders.

The historic St Helen's Church, with its 12th-century walls and 14th-century tower, stands proudly on the land – a rare and poetic feature entirely owned by the estate. The views from the spire are nothing short of extraordinary, stretching out across the Severn to the hills of South Wales.

To the rear lies an additional 6 acres of stock-fenced paddock, available by separate negotiation as part of the sale to create a total 8 acres of land.





INFORMATION

The Rectory

Key features

- Historic Estate with Royal Heritage – Once owned by King Harold of Wessex and later the Crown under William the Conqueror, with ties to the Robin Hood legends.
- Over 7,000 Sq Ft of Refined Living Space to the main house
- Award-Winning 5-Star B&B – Currently operating as a top-rated hospitality business and celebrity hideaway with outstanding reviews.
- 3000 sq ft of exceptional Conference Facilities
- Charming Detached 3 bedroom Bungalow ideal for rental or multigenerational living.
- 2.35 Acres of Landscaped Grounds – Featuring formal gardens and the breathtaking 12th-century ruins of St Helen's Church.

Directions:

What3Words:///teaches.treaty.spices



Old Church Farm, Church Road, Rudgeway, Bristol

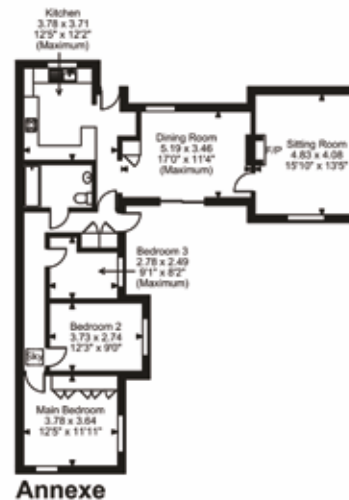
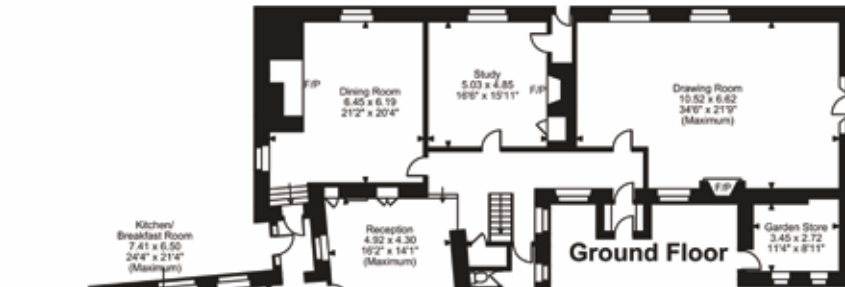
Approximate Gross Internal Area
Main House = 6748 Sq Ft/627 Sq M

Conference Building = 3348 Sq Ft/311 Sq M

Garden Store = 107 Sq Ft/10 Sq M

Annexe = 1082 Sq Ft/101 Sq M

Total = 11285 Sq Ft/1048 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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