



The Manor House Church Road, Bishopsworth, Bristol, BS13 8JW

**OFFERS IN EXCESS OF £1,950,000**

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## PROPERTY OVERVIEW

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The property was built by the locally famous (and, occasionally, infamous) Smyth Family, formerly of the nearby Ashton Court Estate in North Somerset. They were lords of the manor of various manorial lands since the 16th century, including those at Bishopsworth.

It is believed that the present Manor House replaced earlier buildings going back many centuries, and the two manorial estates at Bishopsworth are identified in the Domesday Book.

With its distinctive arcade of chimneys on the roof, The Manor House is a most attractive building. It bears a striking resemblance to the Vanbrugh designed King's Weston House, a much larger mansion in north Bristol. Both properties were built about the same time in around 1720.

The Manor House has several distinct styles, with the symmetrical baroque or Palladian house facing the main highway. The property includes an attached barn conversion [that could be used as a separate residence] and various outbuildings to the side and rear.

The property is about an acre in extent and is surrounded by mature trees and stone boundary walls and timber fencing. The stone entrance walls and adjoining pineapple topped stone pillars are included within the listing.

There is a large detached stone built double garage to the rear and an adjoining timber camouflaged steel storage container. The garage is reached to the side of the house by an access lane from the highway. There are four pedestrian and vehicular entrances to the property from the surrounding three roads, and these are protected by substantial steel or wooden gates.

Various period features survive within the principal house, including a large inglenook, an ancient water pump that was formerly fed by an underground water tank, an old bread oven and flagstone cellars. The original metal entrance gates have been preserved and enclose the rear courtyard. The square roof space, surrounded on 4 sides by the prominent chimney arcade, can be safely assessed from the 2nd floor.

Various items of antique furniture and fittings in harmony with the age of the house are available for sale separately. The present owners of The Manor House may consider transferring the ownership of one or more of the related manorial lordships to an incoming purchaser as a separate transaction.

### Location

The property is within proximity to numerous good schools including St Peters Church Church of England Primary, Cheddar Grove Primary and Bedminster Down School. The Imperial Retail Park offers a variety of shops and is approx. 5-minute drive away. Other local amenities include local shops, pubs, chemist, GP surgery, public library, community arts centre and an indoor skate park. There is also the beautiful and popular open space of Manor Woods Valley nature reserve nearby. The property is in a great location for commuters as there are good public transport links and easy access to the M32, M4 and M5 motorways to Cardiff, London & Bath. Bristol Airport is just a 15 minute drive (approx. 5.7miles).

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# KEY DETAILS

- A Substantial Grade II\* Listed Property
- 8 Bedrooms
- 3 Reception Rooms
- Extensive Grounds
- Double Garage

Guide Price: £1,950,000

Tenure: Freehold

Council Tax Band: G

Local Authority: Bristol City Council

Vendors Onward Position:

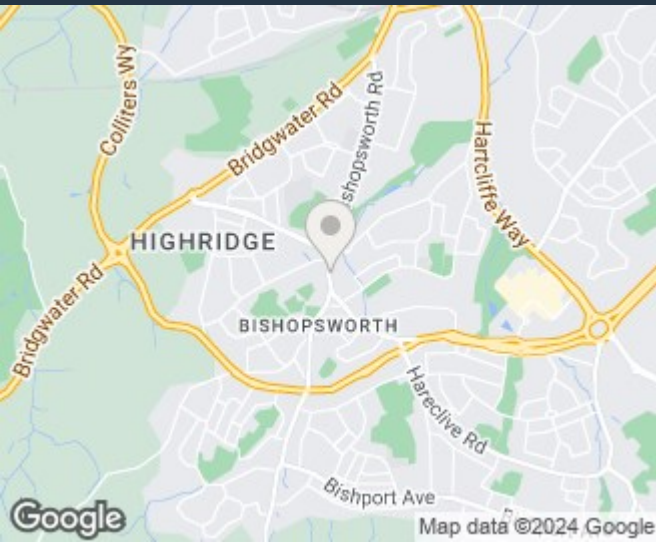
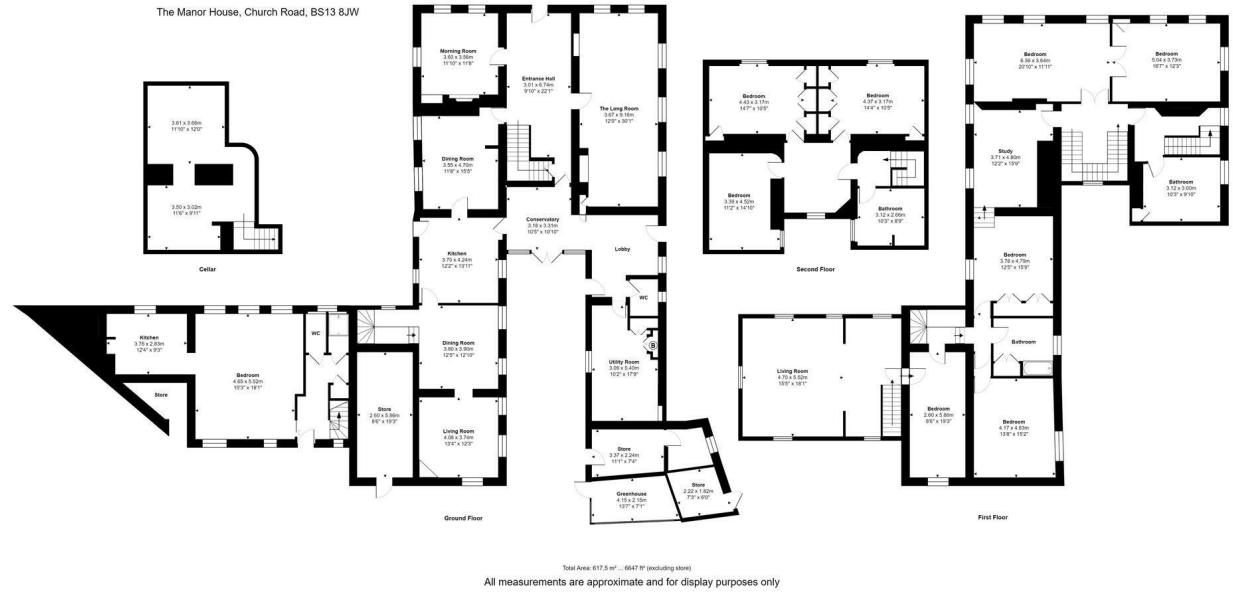
The vendors will be breaking the chain.

EPC: N/A

Viewing: By appointment only



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**Important Notice:**

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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