



Beesmoor Road,  
Bristol, BS36 2RP

**Offers In Excess Of  
£1,500,000**

# Property Features

- Grade II\* Detached Vicarage
- Separate Coach House
- 4/5 Reception Rooms
- 5 Bedrooms
- Swimming Pool
- Plot Circa 1 Acre
- Double Garage
- 6 Basement Rooms
- Wealth Of Character
- Must Be Viewed

## Full Description

One of the most impressive houses to come to the market in recent years The Old Vicarage a Grade II\* family home designed by William Butterfield who was one of the most influential exponents of the Victorian Gothic phase of British architecture. The property sits in a plot circa 1 acre with a wealth of character features comprising Oak beams, open fireplaces, decorative Quoins, fantastic windows with leaded light features and seating. Internally the Cathedral double arched doors lead to a quarry tiled porch with seating and portcullis style windows. The formal entrance leads to the vicars reception giving access to the drawing room, dining room and sitting room all with views over the gardens. The kitchen/breakfast room is served by a utility room with 2 cloakrooms and other ancillary rooms with a staircase to the cellar rooms and the central staircase giving access to the first floor. The five bedrooms are of superb proportions with both the master and guest bedrooms affording en-suites the remaining 3 bedrooms and study are served by the family bathroom. The property further benefits of a detached coach house which is set over 2 floors and comprises 2 reception rooms, mezzanine bedroom, kitchen, and shower room. The basement is divided into 6 areas and currently used as storage. Externally the whole plot is circa 1 acre with a sweeping gravelled driveway leading to a detached double garage with shower room and pump house. The gardens are well maintained and are on all sides of the home with the added benefit of a swimming pool with a covered bathing area and sliding glazed doors giving access to a terrace area. An early viewing is essential to appreciate all this fine family home has to offer.



ENTRANCE PORCH  
9'0" x 6'9"

ENTRANCE HALL  
14'1" x 5'11"

VICARS RECEPTION  
14'1" x 13'1"

SITTING ROOM  
17'5" x 16'1"

DRAWING ROOM  
15'1" x 12'2"

DINING ROOM  
17'1" x 14'1"

LAUNDRY ROOM  
8'2" x 6'11"

CLOAKROOM 1

INNER HALL

KITCHEN/BREAKFAST ROOM  
13'9" x 12'2"

UTILITY ROOM  
10'2" x 8'10"

PANTRY

CLOAKROOM 2

BOOT ROOM  
10'2" x 6'3"

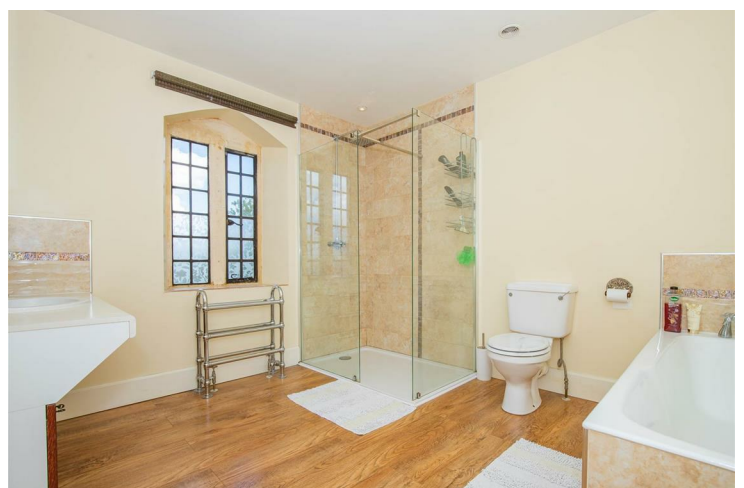
FIRST FLOOR LANDING

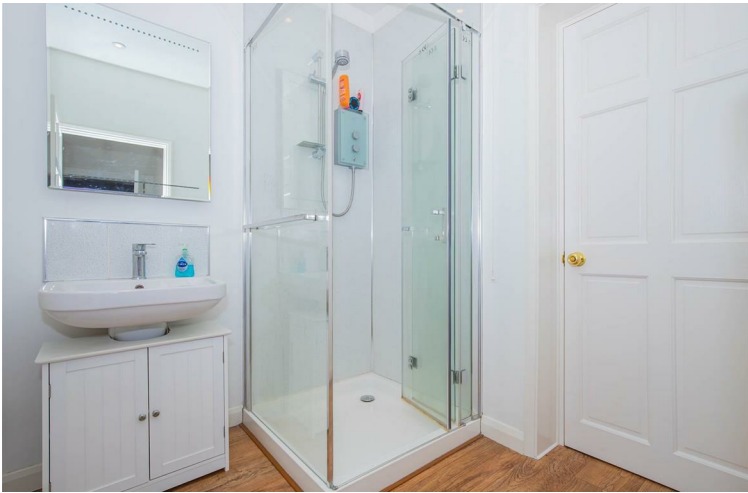
MASTER BEDROOM  
16'1" x 14'5"

ENSUITE SHOWER ROOM  
10'2" x 5'11"

BEDROOM 2  
17'5" x 14'1"

BEDROOM 3  
15'5" x 15'1"





BEDROOM 4  
14'1" x 12'10"

BEDROOM 5  
13'1" x 10'2"

STUDY  
9'2" x 5'7"

FAMILY BATHROOM

BASEMENT

STORE 1  
15'5" x 13'5"

STORE 2  
16'9" x 13'5"

STORE 3  
13'9" x 11'6"

STORE 4  
14'1" x 9'2"

STORE 5  
10'2" x 8'10"

STORE 6  
9'2" x 5'3"

COACH HOUSE

RECEPTION ROOM 1  
29'6" x 14'1"

RECEPTION ROOM 2  
15'9" x 8'10"

KITCHEN  
13'9" x 8'2"

MEZZANINE BEDROOM  
25'3" x 13'9"

SHOWER ROOM

OUTSIDE GARDENS & SWIMMING POOL

DOUBLE GARAGE  
27'7" x 18'4"



P  
W



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

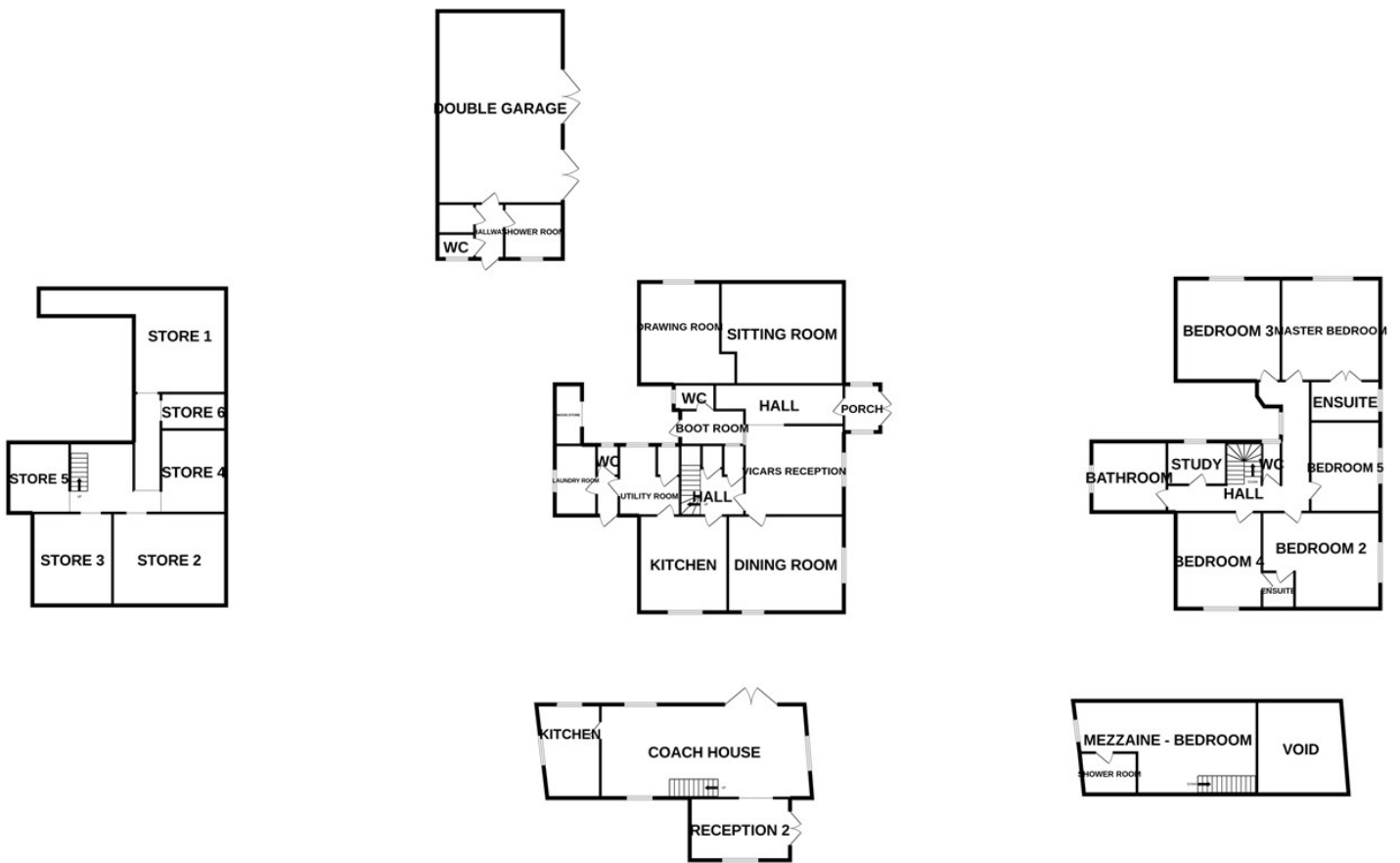
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



BASEMENT

GROUND FLOOR

SECOND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements