






## THE OLD RECTORY

Corston, Bath





AN EXCEPTIONAL GRADE II LISTED  
RESIDENCE SET IN FINE GROUNDS  
OFFERING VERSATILE LIVING.

			EPC
5-6	3	4-6	E

Land Area: 0.84 acres  
Services: We are advised that the property is connected to mains water, electricity and gas. Gas-fired boiler and private drainage.  
Local Authority: Bath and North East Somerset Council  
Council Tax: G  
what3words: ///likes.samplers.regal  
Method of Sale: We are advised that the property is Freehold.  
Viewings: Strictly by prior appointment with the agent Knight Frank LLP.





## SITUATION

Corston is a charming village surrounded by rolling Duchy of Cornwall countryside, just four miles from Bath and eight miles from Bristol. Local amenities include a village hall, shop with post office, and The Globe Inn, with a large Waitrose nearby in Keynsham.

The village lies within the catchment for the well-regarded Wellsway School, with school buses to both Bath and Bristol. Mainline rail services are available in both cities. Nearby Newton St Loe offers a popular farm shop, café, and falconry centre, while Saltford provides a local golf course. The area is ideal for countryside walks and outdoor pursuits.





# THE HOUSE

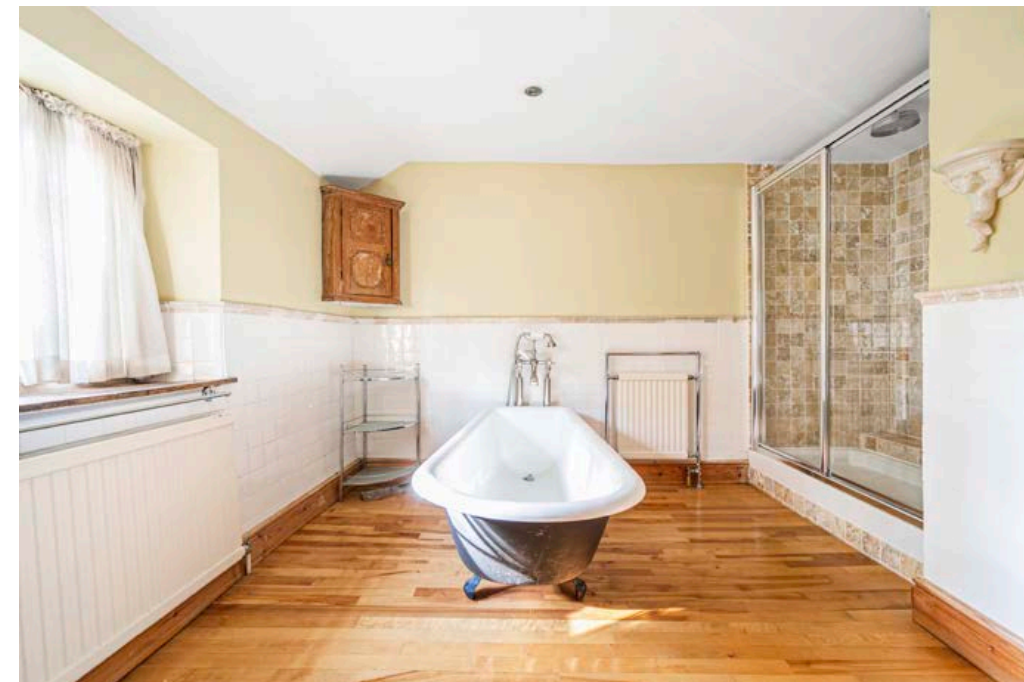
A distinguished Grade II Listed residence, The Old Rectory dates back to the 17th century and sits at the heart of this highly regarded village. Brimming with historic charm, the home showcases a wealth of character features throughout, and is set behind elegant iron gates and stone pillars which open onto a gravel driveway and courtyard, beside a traditional stone-built coach house.

The architecture reflects a blend of 17th and 19th-century influences, with the original central section now forming a striking dining room, notable for its exposed beams and impressive stone fireplace. Flanking this central space are a welcoming study, a cloakroom, and a generous kitchen/breakfast room. The kitchen features handcrafted wooden cabinetry, a gas-fired Aga, and space for a substantial dining table — ideal for family life and entertaining.

To the rear, the ground floor opens into an elegant drawing room enjoying dual-aspect windows, including a full-height bay that frames views over the garden. This space also features a marble open fireplace. A second, more intimate sitting room offers a tranquil retreat, with three sash windows also looking out to the grounds.

A sweeping staircase leads to the first floor, where the principal bedroom takes full advantage of its dual-aspect outlook, offering picturesque views of the gardens, nearby church, and surrounding countryside. This bedroom also benefits from a spacious en-suite with both bath and shower. Another large bedroom shares the same garden-facing outlook, while a hallway links two additional bedrooms (one currently arranged as a study), a stylish family bathroom with walk-in shower, and a self-contained suite comprising a sizeable bedroom and its own bath/shower room — all enjoying superb vistas across the landscape.

The second floor houses a further generously sized double bedroom, and there are three lofts offering excellent storage capacity, along with a cellar that includes a wine store.





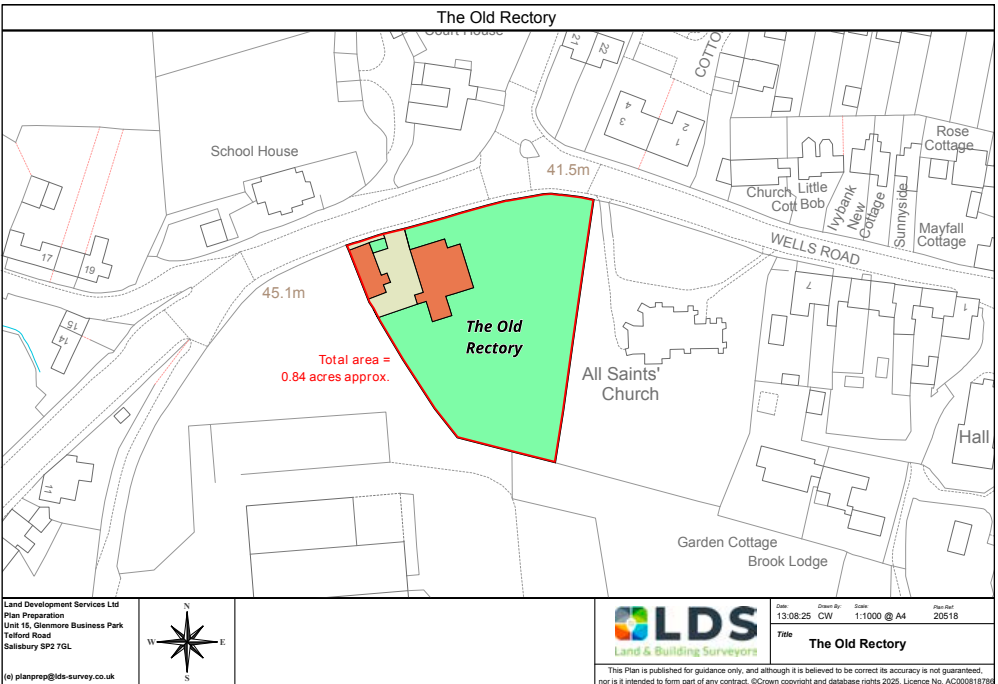
# OUTSIDE

The gardens extend to just over three-quarters of an acre and are a standout feature of the property. They include a mix of formal and informal areas with extensive lawns, mature trees, and abundant planting. The principal lawn is to the east, framed by a stone balustrade and bordered by high stone walls and mature trees, including a pair of well-established Ginkgo trees.

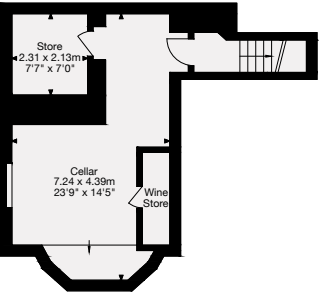
To the south, the garden slopes gently towards the perimeter wall, home to several fruit trees including apple, mulberry, medlar, and a young Tulip tree. A west-facing terrace, accessed from the kitchen and utility area, offers a secluded spot for outdoor dining, complete with built-in barbecue, a fig tree, and vine-covered stone walls. Additional seating areas are thoughtfully placed throughout the grounds to enjoy the changing light and views.

# THE COACH HOUSE

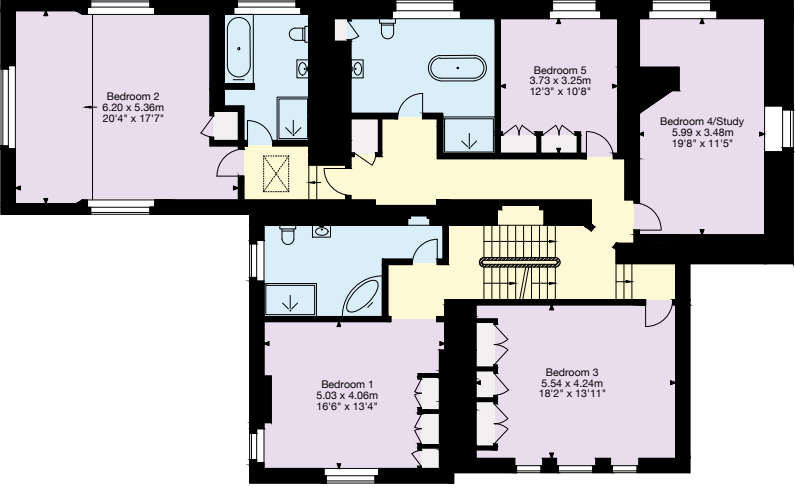
The former coach house now offers a variety of uses. On the ground floor, it is divided into a workshop, a garden store, and a garage — the latter two with traditional timber double doors. External stone steps lead to the first floor, which is currently arranged as an art studio and a spacious games room. With power connected, this area has potential for conversion into further accommodation or a home office (subject to any necessary planning consents).



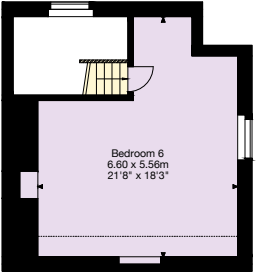




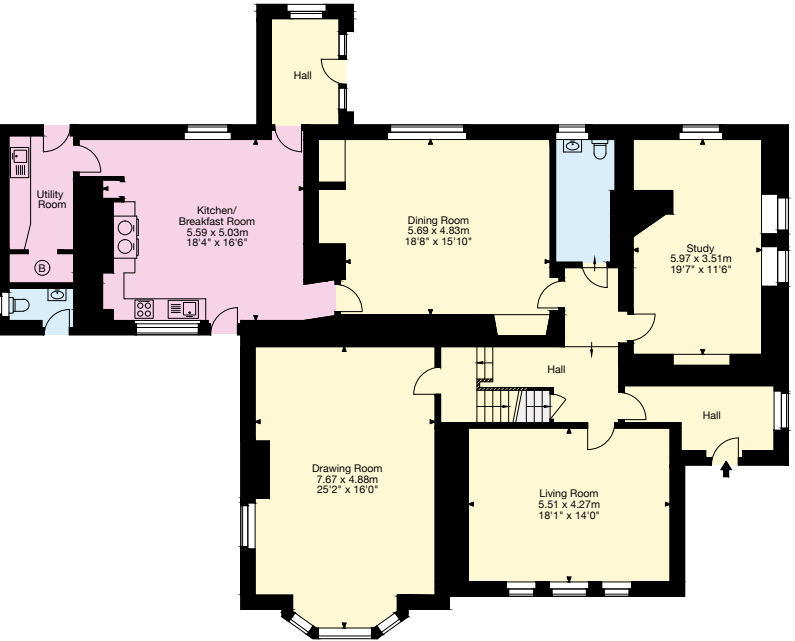
Lower Ground Floor



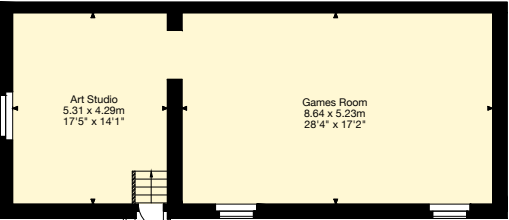
First Floor



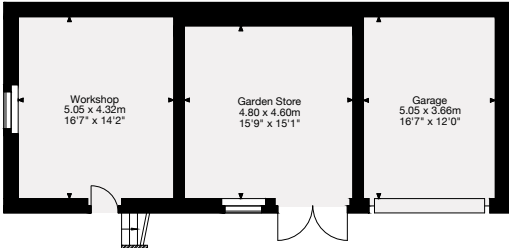
Second Floor



Ground Floor  
Main House



First Floor



Ground Floor  
Coach House

Approx. Gross Internal Floor Area  
Main House = 465 sq m / 5,005 sq ft  
Coach House = 137 sq m / 1,474 sq ft  
Total Area = 602 sq m / 6,479 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



We would be delighted  
to tell you more.

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