



RUDGEWAY, SOUTH GLOUCESTERSHIRE

BS35 3SQ



OLD CHURCH FARM, CHURCH ROAD, RUDGEWAY, BS34 3SQ

A fine Grade II former Manor House of great historical and architectural merit with detached “lodge”, conference barn, formal gardens and pasture, with extensive views across towards Bath.



Local Authority: South Gloucestershire

Tenure: Freehold. Council tax: Main house - H, Cottage - B

Detached 3 bedroom 'lodge' 2 storey contemporary conference barn. Ornamental gardens and grounds. Outbuildings.

Kitchen/fruit garden. Remains 12th century church tower. Adjoining pasture. In all about 7.70 acres

Services: Main house & Lodge: Mains gas central heating. Conference Centre: Air source heat pump. Full fibre broadband.

Guide price: £1,750,000



OLD CHURCH FARM - THE HOUSE

Old Church Farm is beautifully presented and despite being enlarged and altered over the centuries it retains original features appropriate to the period, and is very much Elizabethan in character. There are ornate plaster ceilings, rose and frieze, carved stone and inglenook fireplaces, wood panelled walls, flagstone floors, studded entrance doors with decorated stone entrance porch, and stone mullion windows. All rooms on both floors have lovely views over its formal gardens and grounds, and particularly to the east there are stunning views across to Bath. The present owners purchased the property in 2017. It is presently run as a highly successful boutique hotel and is credited with a number of 5* awards. It could easily revert to a very comfortable family home with considerable charm, using the lodge as ancillary accommodation, and converting the conference barn, subject to planning permission, into a superb leisure/swimming pool/cinema complex.





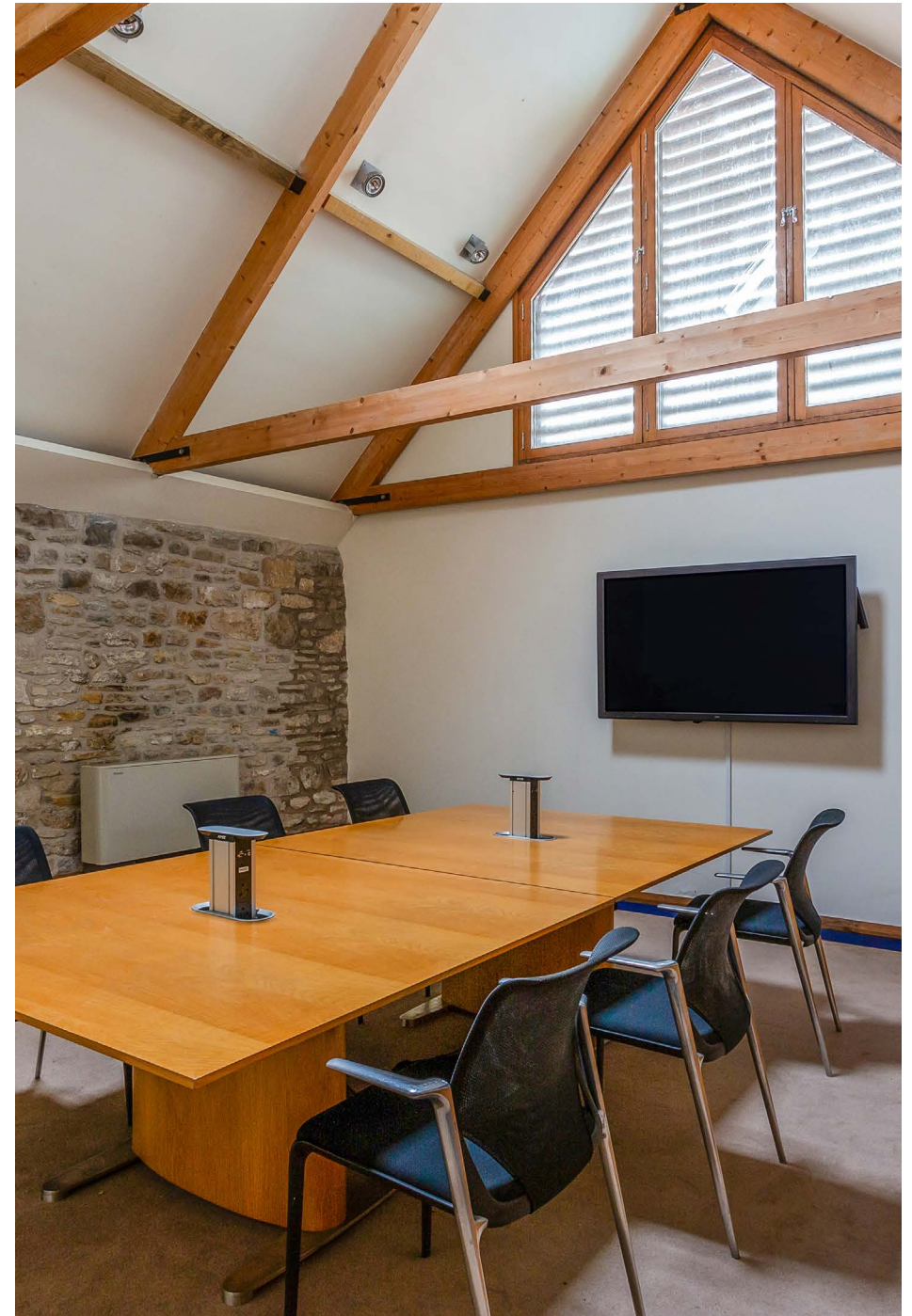




THE LODGE & CONFERENCE BARN

The Lodge sits in its own grounds and is part walled with high hedgerow and established trees creating privacy. The property was upgraded in 2019, has gas central heating and part underfloor heating. The kitchen has integrated appliances. The sitting room has a log burning stove. There is a dining room, three bedrooms and bathroom.

The Conference Barn is a stunning contemporary and imaginatively designed building with stone elevations under a pantile roof. The interior is very attractively designed over two floors with vaulted ceilings, exposed roof trusses, exposed stone walls and wood floors. There are five conference/meeting rooms, including a skittle alley, fitted kitchen, cloakrooms and a goods lift. There is generous parking in front.







OUTSIDE

Old Church Farm is approached through a gated entrance passing the Conference Barn and The Lodge continuing to the front of the house. The gardens and grounds are neatly planned in compartments. The ornamental part-walled gardens in front of the house and divided into four rectangular beds planted with roses, with lawn pathways, and a circular lily pond with fountain. There are beds and borders of mature shrubs and plants, and ornamental trees. Outside the drawing room, is a large level lawn with extensive views, ideal for use as a croquet lawn, marquee area or tennis court, subject to any planning consents. Adjoining the formal gardens is a kitchen and soft fruit garden and there are a number of stone outbuildings around the grounds, including greenhouses. Behind the house, to the north east is a paddock interspersed with a variety of mature trees, fruit trees, a yew tree believed to be over two thousand years old and the remains of St Helen's church walls and 12th century tower.

The Land and Rights of Way - The vehicular access to the pasture land lying to the east is from the lane outside the property. Two footpaths cross over the land and are shown on the attached plan. The land amounts to 7.70 acres.





HISTORICAL NOTE

Old Church Farm was originally known as Alveston Manor and can trace its history back to Medieval times when it was owned by King Harold of Wessex prior to the Norman Conquest in 1066. It was made a crown estate by William the Conqueror, and subsequent kings of England used it as a hunting lodge. In 1149 it was given to one of the Marchers, Fulk 1 Fitzwarin who had helped defend the English Welsh border. It was seized back by King John and the resulting feud between Faulk III and the king were the basis of the tales of Robin Hood. The ruins of the church of St Helen lie within the grounds and the 12th century tower and Saxon nave wall are a national monument.

The property is mentioned in Pevsner: The Buildings of England: Gloucestershire Vol 2. and in Sir Robert Atkyns's 1712 masterpiece, The Ancient and Present State of Gloucestershire as well as the Domesday Book 1086.







SITUATION

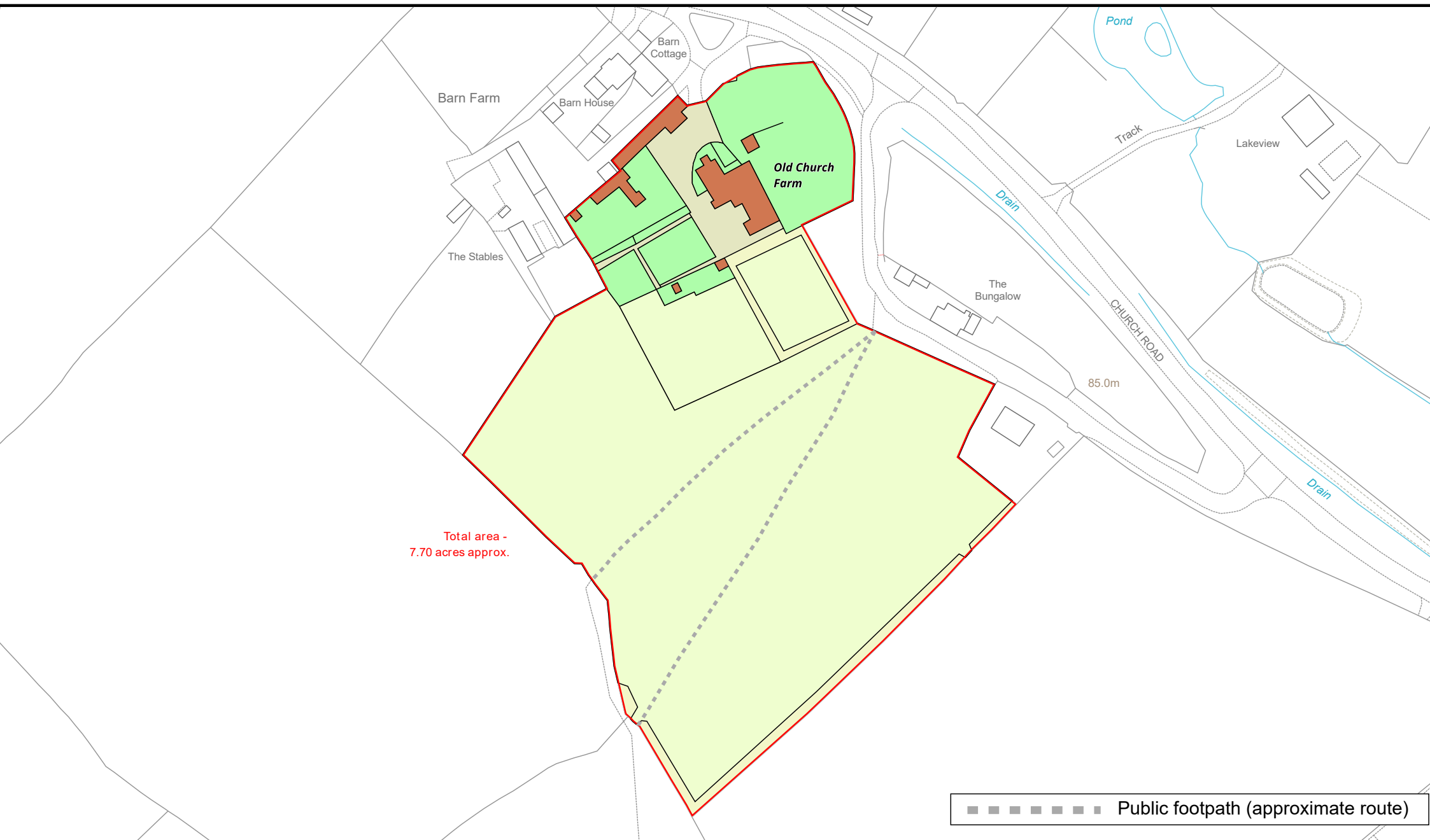
Rudgeway is a small village lying between Almondsbury and Alveston with a strong community. It has a church, village hall and a public house. Thornbury, about 2.5 miles, is an attractive market town offering a comprehensive range of shopping facilities, including independent shops and supermarkets. There is a primary school in Alveston and a secondary school at Marlwood School in Thornbury. Private schooling at Tockington Manor Preparatory School in Tockington and at an choice of excellent schools in Bristol.

Directions (BS35 3SQ)

Having turned off the A38 from the Bristol direction, the entrance to Old Church Farm is seen along on the right hand side.



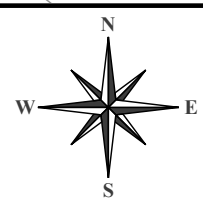
Old Church Farm



Total area -
7.70 acres approx.

Public footpath (approximate route)

Development Services Ltd
Preparation
15, Glenmore Business Park
ord Road
isbury SP2 7GL



lanprep@lds-survey.co.uk



Date:	Drawn By:	Scale:	Plan Ref:
07:07:26	CW	1:2000 @ A4	21510

Title
Old Church Farm

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Church Road Bristol BS35

Gross Internal Area (Approx.)

Main House = 643 sq m / 6,921 sq ft

Conference Centre = 327 sq m / 3,519 sq ft

Bungalow = 100 sq m / 1,076 sq ft

Total Area = 1,070 sq m / 11,516 sq ft



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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Approximate Gross Internal Area = 1,070 sq m / 11,516 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. (ID767266)

We would be delighted
to tell you more.

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