

The Old Star

Pye Corner • Hambrook • Bristol • BS16 1SE



savills

The Old Star

Gross Internal Area (approx) =
418.6 sq m / 4506 sq ft (Including Cellar)
Garage = 20.9 sq m / 225 sq ft
Outbuilding = 7.8 sq m / 84 sq ft
Total = 447.3 sq m / 4815 sq ft
For identification only. Not to scale.

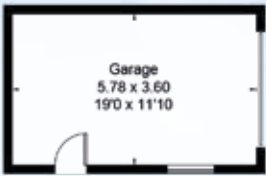


Lower Ground Floor



First Floor

Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual
Location / Orientation)



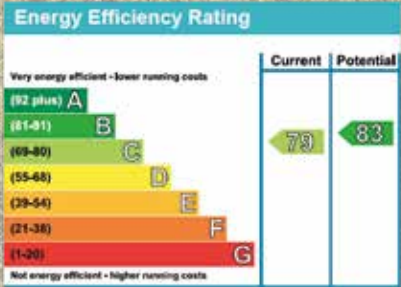
(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor



Important Notice

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Savills Bristol

20 The Mall,
Clifton Village,
Bristol BS8 4DR
+44 (0) 117 933 5800
clifton@savills.com

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The Old Star

Pye Corner, Hambrook, Bristol,
BS16 1SE

*A wonderfully spacious
family home with guest house
opportunities.*

- Detached period home
- Family residence with business potential
- 9 bedrooms, 7 bathrooms
- Comprehensively refurbished and extended
- Stunning 29ft kitchen/dining room
- 3 receptions
- Gym
- Second kitchen and salon
- Enclosed garden with garage and parking
- EPC Rating = C



Description

Believed to originally date back to the early 1600's, this substantial and comprehensively modernised family home is located in the sought after hamlet of Hambrook perfectly placed for those that require swift access to Bristol, Bath and the motorway network.

The house represents a wonderful opportunity for those seeking to combine business and family living and whilst not being marketed as a bed and breakfast business it should be noted that the current owners have successfully generated significant income in this way over the years and any subsequent buyer may choose to continue with this way of life. By way of history, it is understood that the property began its life as a relatively modest cottage with many of the original period features including beams and thick walls still in evidence. At the turn of the 19th century, The Old Star became a thriving and notable public house which retained its popularity right up until the late 1980's whereupon the property was comprehensively renovated and refurbished and transformed to a very successful bed and breakfast. The current owners were lucky enough to secure the property 15 years ago, during the course of their tenure taking the restoration and modernisation to another level with two major extensions ensuring that all the main guest rooms are fitted with high quality contemporary en suites, there was a full programme of re-decoration and a brand new gym added. In addition they created the truly magnificent and exceptionally large kitchen/family room at the heart of the home.

The property is approached via a walled parking area with space for a number of vehicles in addition to the detached garage at the front of the property. The main front door leads to a long entrance hall with natural flagstone staircase to first floor with cloakroom and cosy family snug with multi-burning stove. The kitchen/living room is definitely a key part of this beautiful house, with two sets of bi fold doors bring the outside in. A feature lantern roof sits above a 10 ft. snooker table (excluded from the sale) equally suitable as space for family dining. Within the L shaped part of this room is a beautifully bespoke fitted kitchen with a comprehensive range of wall and base units with granite work tops incorporating a stainless steel Belfast style sink, a Neff induction hob and twin Bosch ovens. Floor to ceiling integrated refrigerator and freezer units sit as bookends to a hidden recessed food preparation area with further crescent shaped granite breakfast bar in a central island. Room off the kitchen is a gym. All of these areas have underfloor heating. The dining room has obscure privacy glass yet the double doors can be fully opened when entertaining. Further storage is afforded by the walk-in pantry and a row of cupboards built into the quarry tiled laundry room set directly off the kitchen area. Hidden behind a pine panelled doorway is a second staircase which leads to the first floor master bedroom & en suite, with free standing Victorian style bath and large walk in shower cubical. The door to the landing can separate from the rest of the



house if wanting to let the entire bedrooms out to B&B.

There are three further double bedrooms a separate shower room and two more double bedrooms with large en suites and dressing rooms. The reason the house works exceptionally well as a combined guest house and family residence is that the rooms to let are neatly separate from the main family accommodation and may all be accessed independently from the secondary front door off the drive providing independence and security for the owners. One of the guest bedrooms has charm and character with exposed beams, a separate dressing area adjacent to the en suite and delightful views across farmland to the hillsides beyond.

In addition to the guest house business, the current owner also runs a hair and beauty salon with a room fitted for this purpose adjacent to the second kitchen and storage room. Great care has been taken with the external landscaping which incorporates many quality materials such as the cobblestone driveway. Newly planted raised borders set within ancient railway sleepers & stone walls. A summer house with electric point ready for a hot tub or exercise pool. The extensive flag stone patio making this a low maintenance garden.

Location

Hambrook is located to the north east of the City of Bristol; it is well served by the M4 and M32 motorway networks in addition to the Avon Ring Road. For day to day living the village of Winterbourne offers a range of shops. For more extensive shopping, Bristol City Centre is 6.4 miles, Cribbs-Causeway 5.2 miles. Primary and secondary education is well catered for, and for private education a number of highly regarded schools including Colston's School, Bristol Grammar and Clifton College are easily accessible. For sporting pursuits there are a number of quality golf courses close by, in addition to leisure clubs and for the commuter rail links from Bristol Parkway extend to most national destinations.

