



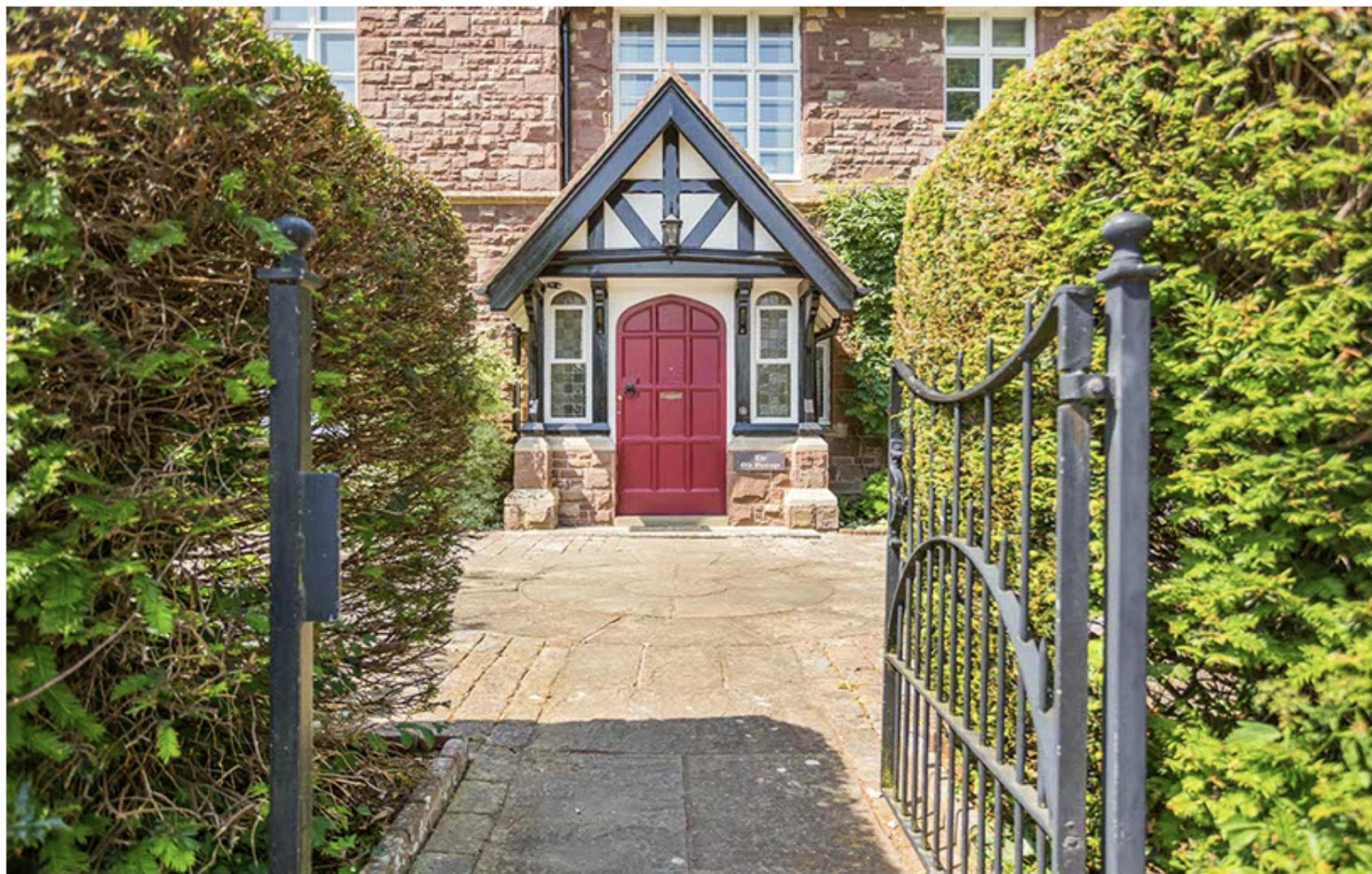
A substantial Victorian home with delightful grounds and an adjoining self-contained annexe.

Castle Street, Thornbury, Bristol, BS35

£1,750,000 Freehold

savills







Beautiful period vicarage of over 4800 sq ft • Great privacy yet convenient location within the town • Six/seven bedrooms in the main house • Fully self-contained two bedroom annexe • Three ground floor receptions • Double garage and gated driveway • Beautiful gardens of circa 0.6 acres

#### About this property

This elegant period vicarage is located in one of the oldest parts of this popular market town neighbouring the renowned grade one listed Tudor Thornbury Castle. Now an exclusive hotel, the castle has a rich history including a stay by Henry VIII and Anne Boleyn in 1535 and Princess Mary (later Queen Mary I) also lived there for several years. The Old Vicarage is certainly one of Thornbury's most prominent properties and was originally built in the 1890's on the site of an older vicarage that burnt down. The house sits in delightful gardens of circa 0.6 acres and despite it's convenient location, it being a short distance from the town centre, the house backs on to open farmland with a rural backdrop to the rear and a sense of openness to the front over an adjacent green. The property has been restored in recent years and is offered in good decorative order throughout retaining a good number of original period features including a delightful Victorian tiled floor in the entrance hall, a particularly fine fire place in the sitting room, picture rails and mullion windows in the other rooms. It is striking how much natural light floods through the home throughout the majority of the day with all the principal rooms benefitting from a south or westerly aspect.

Approached through wrought iron electric gates with a paved in and

out driveway, an entrance porch opens to a beautiful welcoming hallway with a wide staircase with a pitch pine banister and herringbone wood floor. There are three generous reception rooms radiating off this central area with both the drawing room and sitting room being double aspect and the former having the added advantage of french doors giving direct access to the terrace and garden. The dining room leads through an archway into the adjoining kitchen breakfast room which is well fitted with a good range of modern appliances and also a two oven gas fired AGA. To the rear of the kitchen is a very spacious utility room with a second ground floor cloakroom and an internal doorway to the integral double garage.

On the first floor there is a lovely galleried landing which overlooks the Glebe Field and Parish Church. As currently arranged, there are three bedrooms and two bathrooms with the principal suite benefitting from a substantial dressing room. It is worth noting that if not used as a separate annexe, there could be two further bedrooms, a cloakroom and a bathroom also accessed on this level. The second floor provides three more bedrooms and a large room (that is currently being used as an art studio) a kitchenette and shower room. This upper floor would make an excellent self-contained





apartment suite for an independent family member.

#### The annexe

This is an ideal proposition for those wishing to generate rental income or to enjoy multi-generational living. The annexe has the benefit of its own front door (it can be accessed from within the main house if so desired) and has a fitted kitchen, separate reception room and two bedrooms with bathroom facilities on the first floor.

#### The grounds

The property is approached via a wrought iron electric gates with the ability to park a number of cars, both to the side of the house and on the short driveway leading to an integral double garage.

The property enjoys a nice sense of enclosure and is set back behind a hedge with well stocked borders. Without doubt, the beautiful gardens are a special feature of The Old Vicarage being extremely well planted with mature specimen trees and colourful shrub borders and enjoying a sense of rural tranquillity with open farmland beyond.

A large York stone terrace that is set to the rear is the perfect sun trap and is ideal for those who enjoy outdoor entertaining.

All mains services are connected, gas fired central heating.

#### Local Information

Thornbury includes supermarkets suitable for day to day living whilst the nearby regional shopping centre at Cribbs Causeway, approximately 6 miles distant, offers a more eclectic mix. For the commuter there are superb road links to the M4 and M5 whilst Bristol Parkway train station offers an extensive schedule of services to most cities nationwide. Central Bristol is approximately 10 miles distant with a variety of cultural and recreational facilities including theatres. In the immediate locality there are good state and independent schools, primary and secondary and these include The Castle School and Marlwood as well as Tockington Manor for preparatory education, whilst Bristol offers a number of quality independents including Clifton College, Badminton School for girls and Bristol Grammar. For sporting pursuits there are bridle paths and nearby, golf courses and Thornbury has its own leisure centre and swimming pool.

#### Tenure

Freehold

#### Local Authority

South Gloucestershire

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.

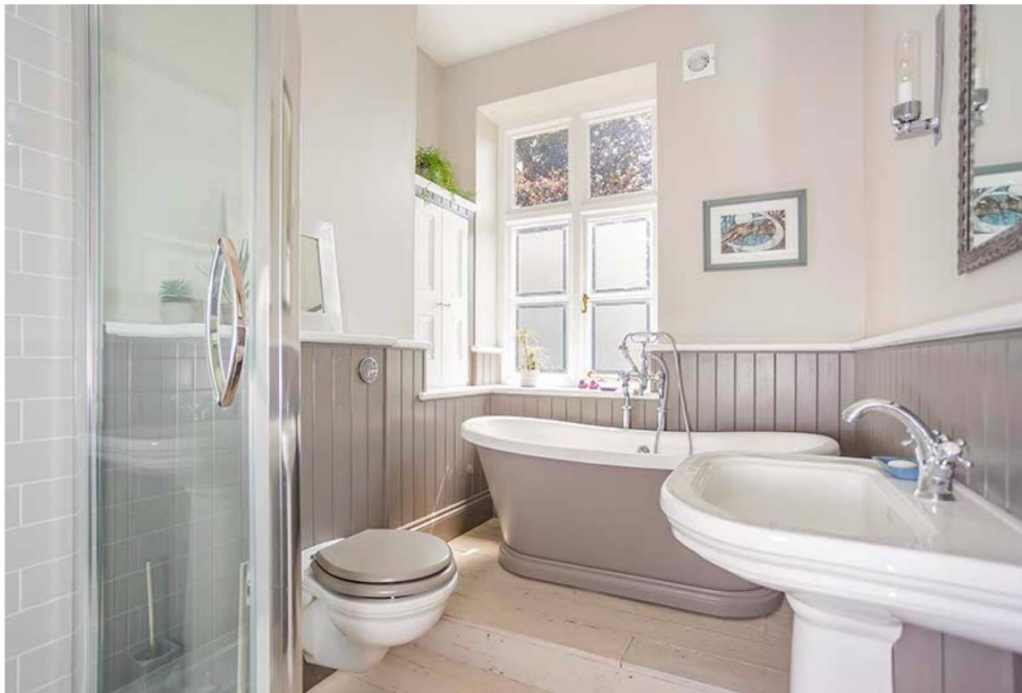
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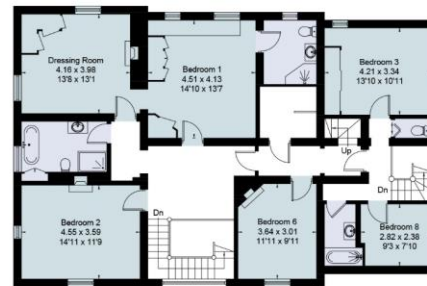
Please note photographs are dated June 2021








Approximate Floor Area = 447.9 sq m / 4821 sq ft (Including Garage)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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