

THE OLD CHURCH

Old Weston Road, Flax Bourton, Bristol, BS48 1UL

FOR SALE

2,731 SQ FT (253.7 SQ M)
on a 0.25 acre site



Breathtaking unique opportunity set in beautiful surroundings

OPEN SPACE

PARKING

MEZZANINE

SHOWER

KITCHENETTE

ORIGINAL FEATURES

description



Description

The Old Church is a architecturally stunning property set in 0.25 acres of grounds, with provision for on site parking for 6 – 10 cars at the front of the building.

The premises, also known as the Church of St George, is built from coursed, squared Bristol Pennant Stone with freestone dressings and quoins, beneath a plain tiled roof.

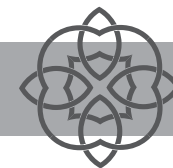
The building is single storey, double height with a high quality mezzanine level recently installed. The mezzanine is an attractive beam structure with wide oak boarding complimented by a glazed balcony balustrade, accessed via an elegant spiral staircase. Within the roof at either side of the mezzanine level, new skylights have been installed which provide views out to the surrounding countryside. The walls have been re-plastered with lime plaster and the timber roof rafters are exposed to show their natural beauty.

The Old Church has a great deal of charm and has kept many original features comprising the nave, north and south transepts, chancel and vestry all in an early 13th Century style with plate tracery. There is a bell turret on the north west gable and numerous tall windows, with foiled circles, which allows streams of natural light to flood into the building enhancing the sense of airy spaciousness.

The interior retains the early English style font and pulpit.

The main entrance double doors are accessed via a beautiful arcaded cloister.





Accommodation

The Old Church is currently used as a studio for the conservation of paintings. The premises are predominantly open plan with a fitted kitchen and the former vestry has been converted to provide 2 WC's and a shower. We understand there is also a vaulted cellar beneath the Church accessed from the outside.

The Old Church comprises of the following accommodation:

AREA	SQ FT	SQ M
Ground floor workspace	2,037 sq ft	189.2 sq m
Ground floor ancillary	72 sq ft	6.7 sq m
Mezzanine level	387 sq ft	36 sq m
Cloister	235 sq ft	21.8 sq m
TOTAL AREA	2,731 SQ FT	253.7 SQ M

* Excludes vaulted cellar and WC's.

Planning

In October 2011, The Old Church obtained full planning permission from North Somerset District Council for a change of use from a conservation studio (sui-generis) to B1 office accommodation (Application No. 11/P/1517/F).

A copy of the planning consent can be provided upon request. For further details, occupiers should make their own enquiries to the Planning Department of North Somerset District Council. The premises could be suitable for alternative uses subject to planning.

Listing Status

The property is Grade II Listed.

Tenure

The freehold interest is available to purchase.

Services

The building is heated by way of a gas fired central heating system with a mixture of pipes and radiators in part.

We are advised that all mains services were installed in 2000 and are connected to the premises and confirm that we have not tested any of the service installations and any purchaser/occupier must satisfy themselves as to the state and condition of such items.

Rates

Valuation Office Agency shows a rateable value of £6,900 per annum for "Studio and premises" equating to rates payable 2014/2015 at circa £3,249.90 per annum (£1.19 per sq ft).

Legal Costs

Each party is to bear their own legal costs during the transaction.





GALLERY

location



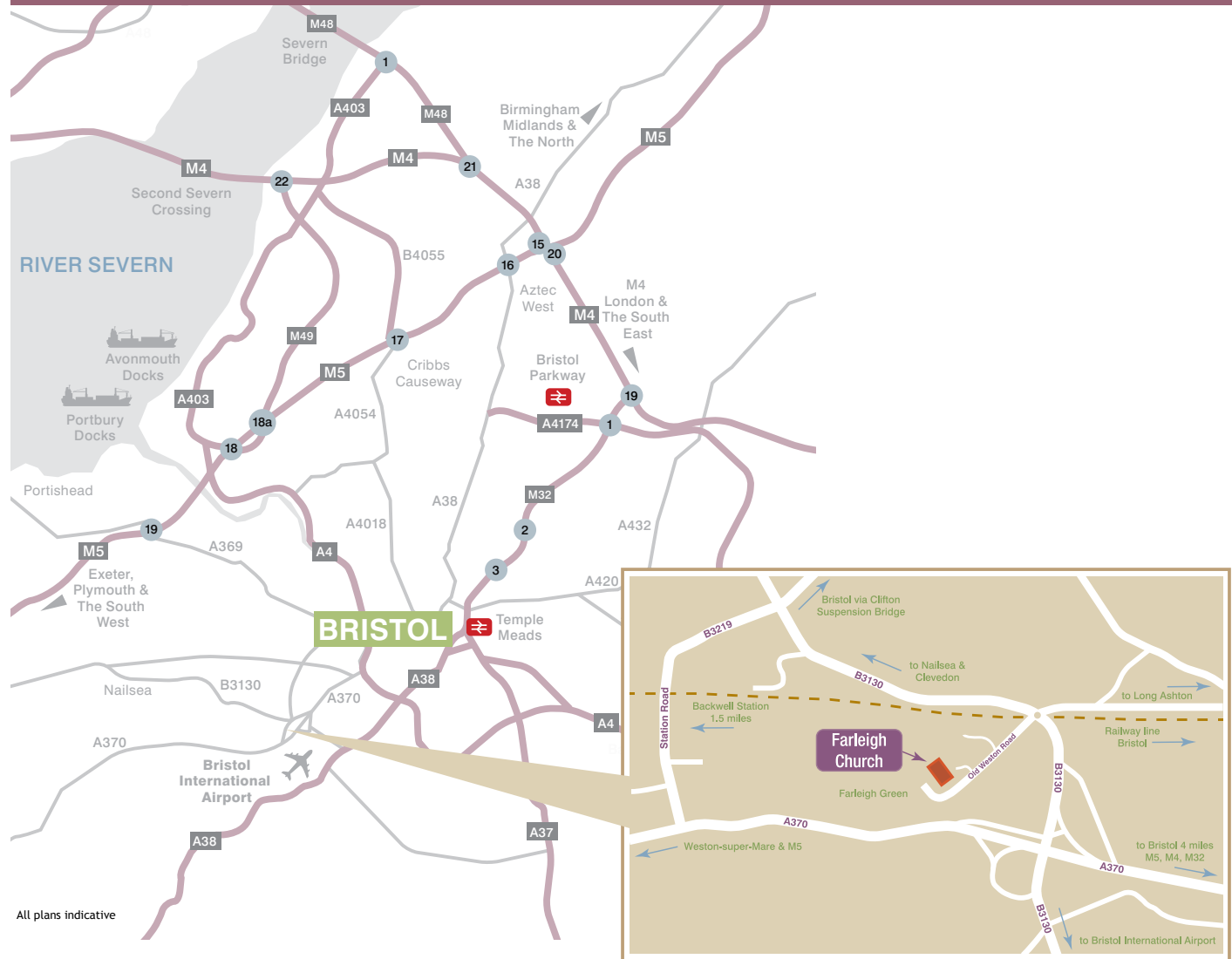
Location

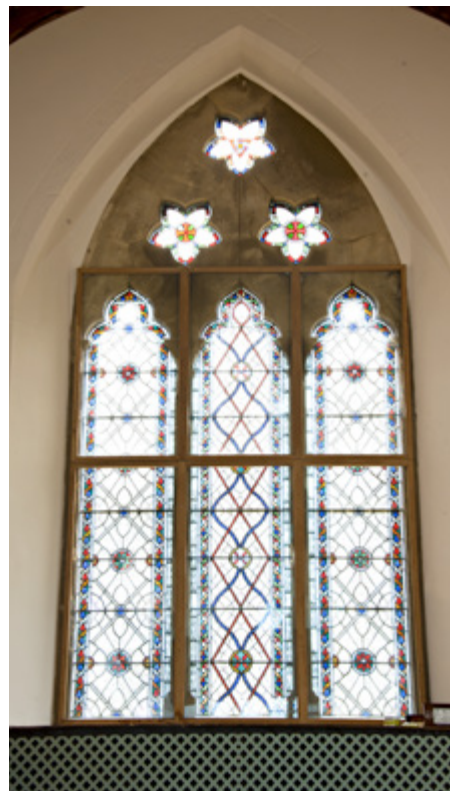
The Old Church is set within its own grounds containing various trees, shrubs, grass areas and gravel forecourt to the front.

The Old Church is located next to an established courtyard scheme named The Old Court which is set in an attractive landscaped environment in a semi-rural location in Flax Bourton, Long Ashton approximately 4 miles to the south west of Bristol City Centre. The Old Church is accessed via the entrance to Farleigh Court by vehicle or 2 pedestrianised entrances to the side, off Old Weston Road and Rose Mount Road.



BACKWELL TRAIN STATION - 2 MILES • BRISTOL AIRPORT - 5 MILES • BRISTOL CITY CENTRE - 4 MILES





VIEWINGS AND FURTHER INFORMATION

JAYNE RIXON

FINOLA INGHAM

Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any contract.

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