



**FOR SALE**

Westerleigh Road, Westerleigh, Bristol. BS37 8QQ.  
**£950,000**

**edison ford**



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- **The Arches**
- **Circa 1850**
- **Historical Christian Retreat**
- **Original Features**
- **Approx. One Acre Of Land**
- **Two Self Contained Annex Apartments**

Edison Ford are delighted to welcome The Arches to the market, an impressive and substantial former Church of England, Christian Retreat.

The Arches was built for the church of England in circa 1850 as a Christian Retreat and was sold by the church in the late 1950s. The property is bursting with historic charm and original features, to include;- The original narthex front door leading to the entrance vestibule, an Inglenook fireplace, stunning stained glass sash windows as well as a number of original religious wooden carvings throughout.

The main house is approached via a sweeping carriage driveway which can accommodate a number of cars which leads to the generous and private acre of grounds and benefits from a number of outbuildings including;- a workshop, a stable, tack room, coal store and coachman's house. Internally the property offers grand appeal to the

## THE ARCHES - MAIN HOUSE

**Entrance Vestibule** The Arches can be accessed through the original antique narthex doors which open into the entrance vestibule and comprise of;- Exposed stone walls with a vaulted ceiling, exposed wooden timbers, original stained glass windows, painted tiled flooring and double wooden doors which open into the entrance hallway.

**Reception Hall** A carpeted hallway which features a carpeted staircase rising to the first floor and a solid walnut banister, radiator, as well as an antique ceiling chandelier with decorative ceiling rose.

**Dining Hall** 21' 5" x 14' 10" (6.53m x 4.52m) Bay window with original stain glass panels and a front aspect view, carpeted flooring, radiator, an open fire with a solid brick and a decorative carved walnut surround and three wall chandeliers.

**Drawing Room** 19' 1" x 17' 3" (5.82m x 5.26m) Two sash windows with a front a side aspect view, both featuring original stained glass panels, radiator, feature solid stone fireplace with Inglenook fire and four wall chandeliers.

**Kitchen/Breakfast Room** 15' 0" x 10' 4" (4.57m x 3.15m) Window with a side aspect view and original stained glass panels, vinyl tiled flooring, antique chandelier with decorative ceiling rose and a range of sold oak base units with laminate worktops, inset sink and drainer, aga oven inset within the second chimney breast a carved oak decorative surround and space for additional freestanding appliances.

**Inner Hallway** Window with a rear aspect view, a wooden door which offers access into the garden and a patio seating area, carpeted flooring, two ceiling lights, storage cupboard, access to the meters and oil fuelled boiler.

**W.C** A small window with obscured glass panel, carpeted flooring, ceiling light, low level toilet and a wall mounted hand wash basin.

**Laundry Room** Two windows with obscured glass panels, vinyl flooring, ceiling light, space and plumbing for a washing machine and tumble dryer, as well as fitted shelving units.

**Family Room** 16' 11" x 11' 10" (5.16m x 3.61m) Sash window with original stained glass panels, carpeted flooring, radiator, ceiling light, fitted storage cupboard, open exposed stone chimney breast with a wooden surround and a wooden door which offers access into annex apartment one.

## FIRST FLOOR THE ARCHES

**Landing** A carpeted landing with solid walnut balustrade, radiator, ceiling light, smoke detector, airing cupboard which houses the water tank, feature stained glass windows and internal access into annex apartment two.

**Master Bedroom Suite** 19' 7" x 14' 11" (5.97m x 4.55m) Sash window with stained glass panel with window seat, a second sash window with dual aspect views of the beautifully landscaped gardens, carpeted flooring, radiator and ceiling light.



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For more information, or to  
arrange a viewing:

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Visit <http://www.edisonfordproperty.co.uk>

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Lease: Freehold

EPC EER Rating: 1

| Energy Efficiency Rating                           |   | Current                    | Potential |
|--|---|----------------------------|-----------|
| <i>Vary energy efficient - lower running costs</i> |   |                            |           |
| (92 to 100)  | A |                            |           |
| (81 to 91)   | B |                            |           |
| (69 to 80)   | C |                            |           |
| (55 to 68)   | D |                            | 55        |
| (39 to 54)   | E |                            |           |
| (21 to 38)   | F |                            |           |
| (1 to 20)  | G | 1                          |           |
| <i>Not energy efficient - higher running costs</i> |   |                            |           |
| England, Wales & N.Ireland                         |   | EU Directive<br>2002/91/EC |           |

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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