



THE OLD RECTORY

Wrington, North Somerset



BR



Preview:

Accommodation:

Reception Hall | Hall | Dining Room | Drawing Room
| Sitting Room | Kitchen/Breakfast Room | Utility
Room | Cellar | Principal Bedroom with Adjoining
Bathroom and Dressing Room | Five Further
Bedrooms | Two Family Bathrooms | Loft

Separate Cottage:

Hall | Kitchen | Sitting Room | Bedroom | Bathroom
| Store

Outbuildings:

Two Garages | Stable | Greenhouse | Swimming Pool
House

Garden and Grounds:

Approximately 1.24 acres of garden and grounds

For sale Freehold:

Approximate Total Floor Area:

714 sq m / 7,684 sq ft



WHY WE LOVE THE OLD RECTORY

*A Queen Anne
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A Queen Anne rectory of rare completeness, hidden behind high stone walls at the heart of one of Somerset's most storied villages.

Some houses announce themselves; The Old Rectory prefers to be discovered. Wrought-iron gates open from Broad Street onto lawned turning circle, and the village falls away behind you.

Ahead stands a house built for the rectors of Wrington between 1702 and 1708, over the bones of a Tudor predecessor — built in mellow local stone, five windows across with

twelve-pane sashes and an imposing front door with a broken segmental pediment carved with real swagger.

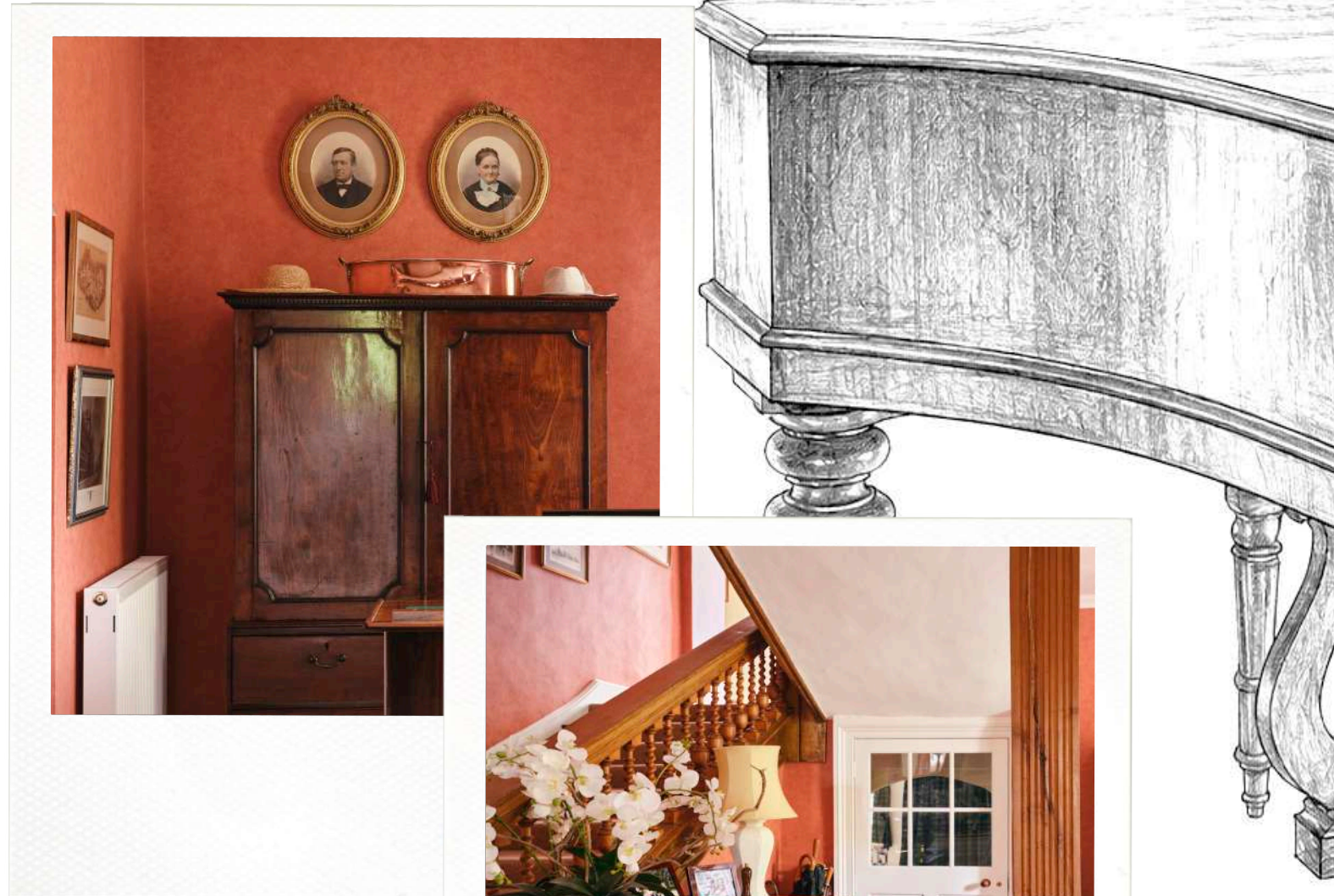
Listed Grade II in 1961, the house retains an interior of unusual integrity: the original early-eighteenth-century staircase with barley-sugar balusters rising through two floors, three fine period chimneypieces, ceiling cornices, working shutters, window seats, and a Tudor-arch in the cellar that quietly records the older house within.



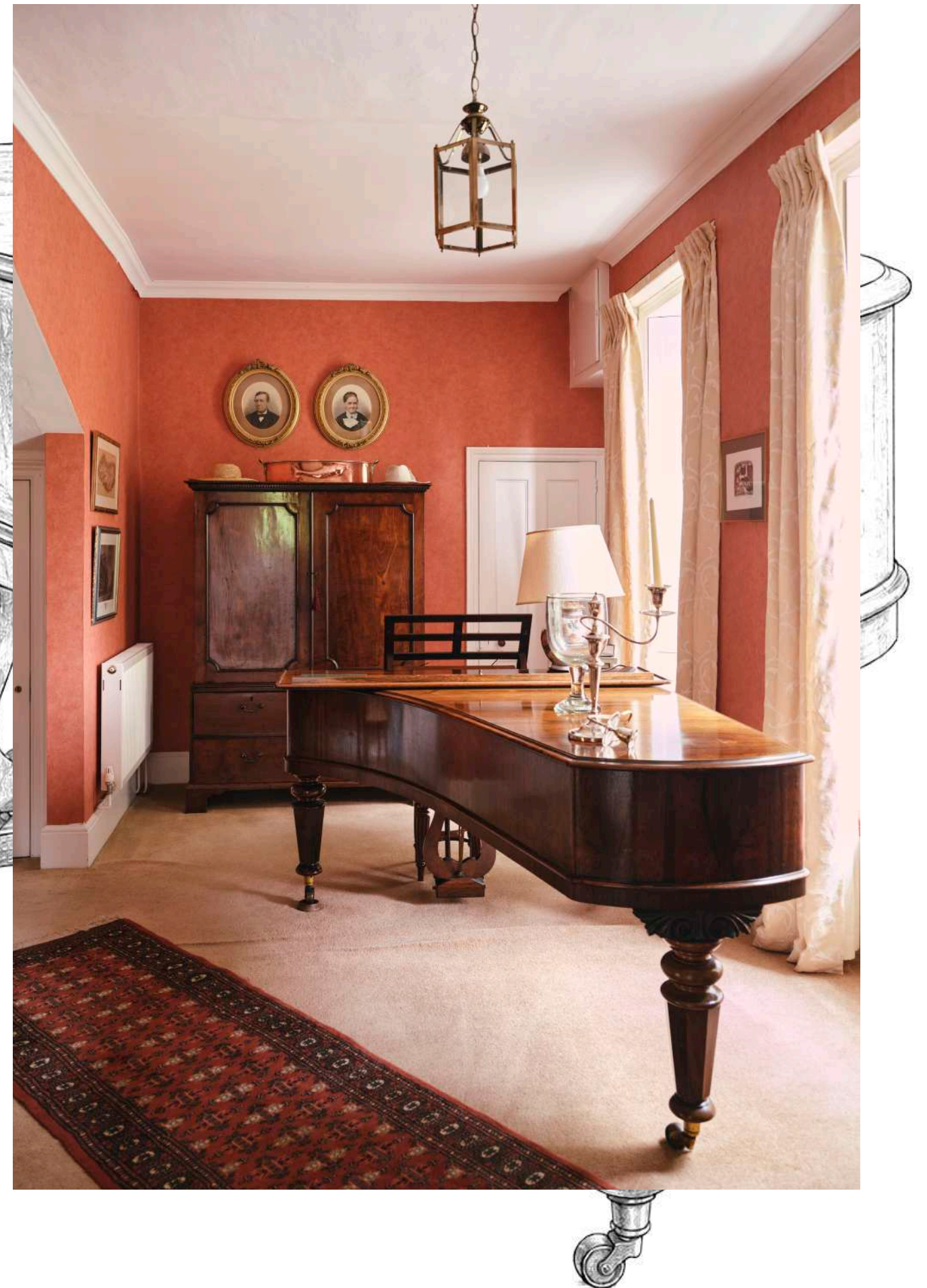


THE HOUSE

The reception hall sets the tone — generous, light and elegant — and the principal rooms flow from it, each opening onto or overlooking the gardens.



The Reception Hall



The Old Rectory

The drawing room has a central fireplace with Jetmaster fire, arched recesses with scalloped shelving, window seats and French doors to the garden.



The Old Rectory

The sitting room with an ornate chimneypiece, log-burning stove and arched corner recess. The dining room and study/library complete four well-balanced reception rooms.



The Dining Room



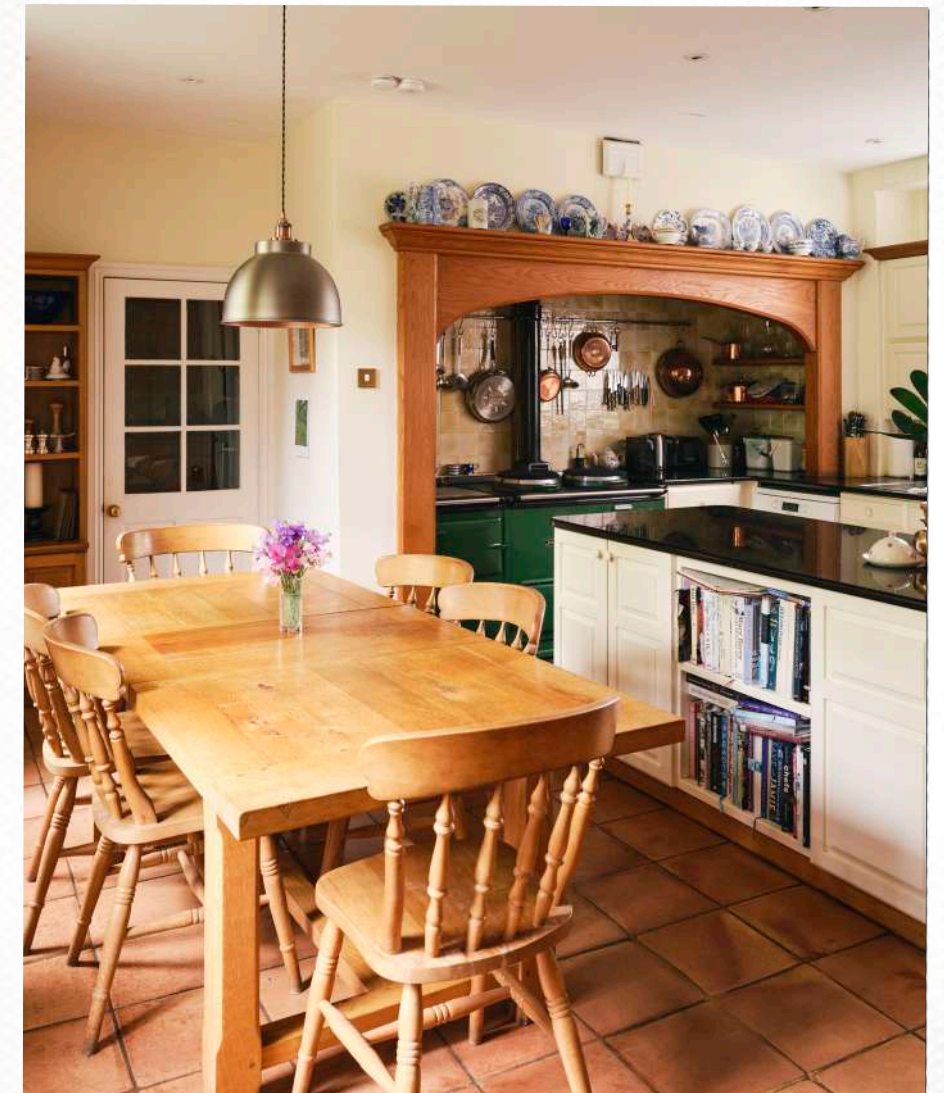
The study / library





The kitchen/breakfast room, with four-oven Aga, terracotta floor and painted cabinetry, opens by French window directly to the garden.

An inner hall leads down to the utility room and an extensive cellar, complete with its original stone wine bins.

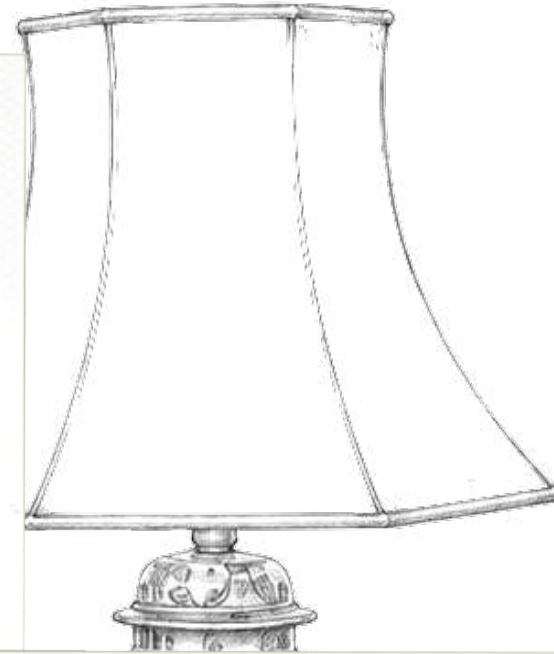


*The Kitchen /
Breakfast Room*



A half landing gives onto the "West Wing" — two double bedrooms, a central sitting room and bath/shower room, ideal for guests or older children. The main stair continues to the principal suite, with dressing room, bathroom and views over the gardens, plus

two further bedrooms and a family bath/shower room. On the second floor, a sixth bedroom adjoins an attic store with scope for an en-suite (subject to consents).



*Principal Bedroom in the
"East Wing"*



THE COTTAGE

Adjoining the house, with its own private entrance and gas-fired central heating, is a self-contained cottage of sitting room, kitchen, bedroom and bathroom — for dependants, guests, staff or income.





GARDENS & GROUNDS

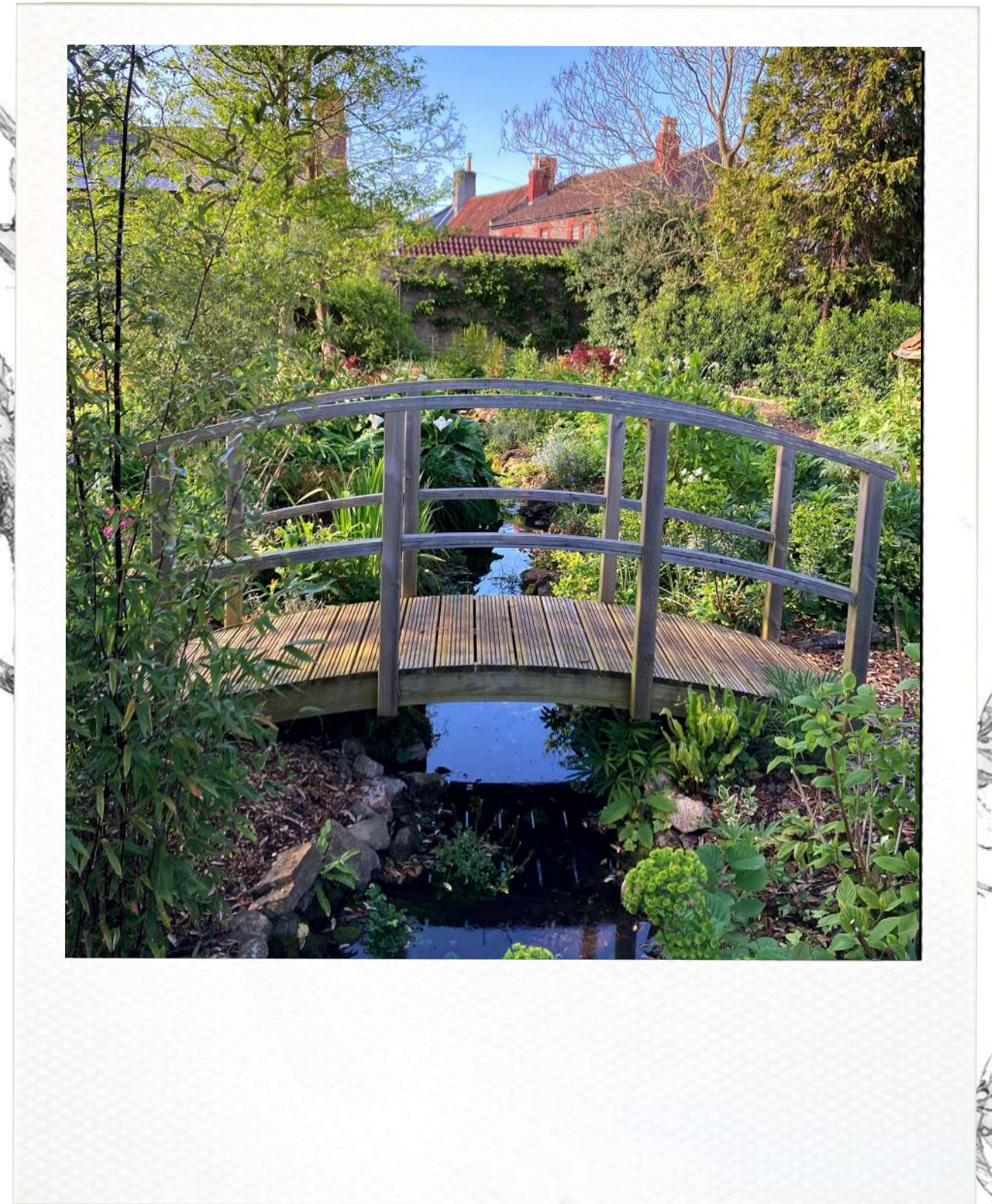
Set in 1.24 acres, the gardens at The Old Rectory face south and are remarkably private, opened to the village on occasion and planted for year-round interest.

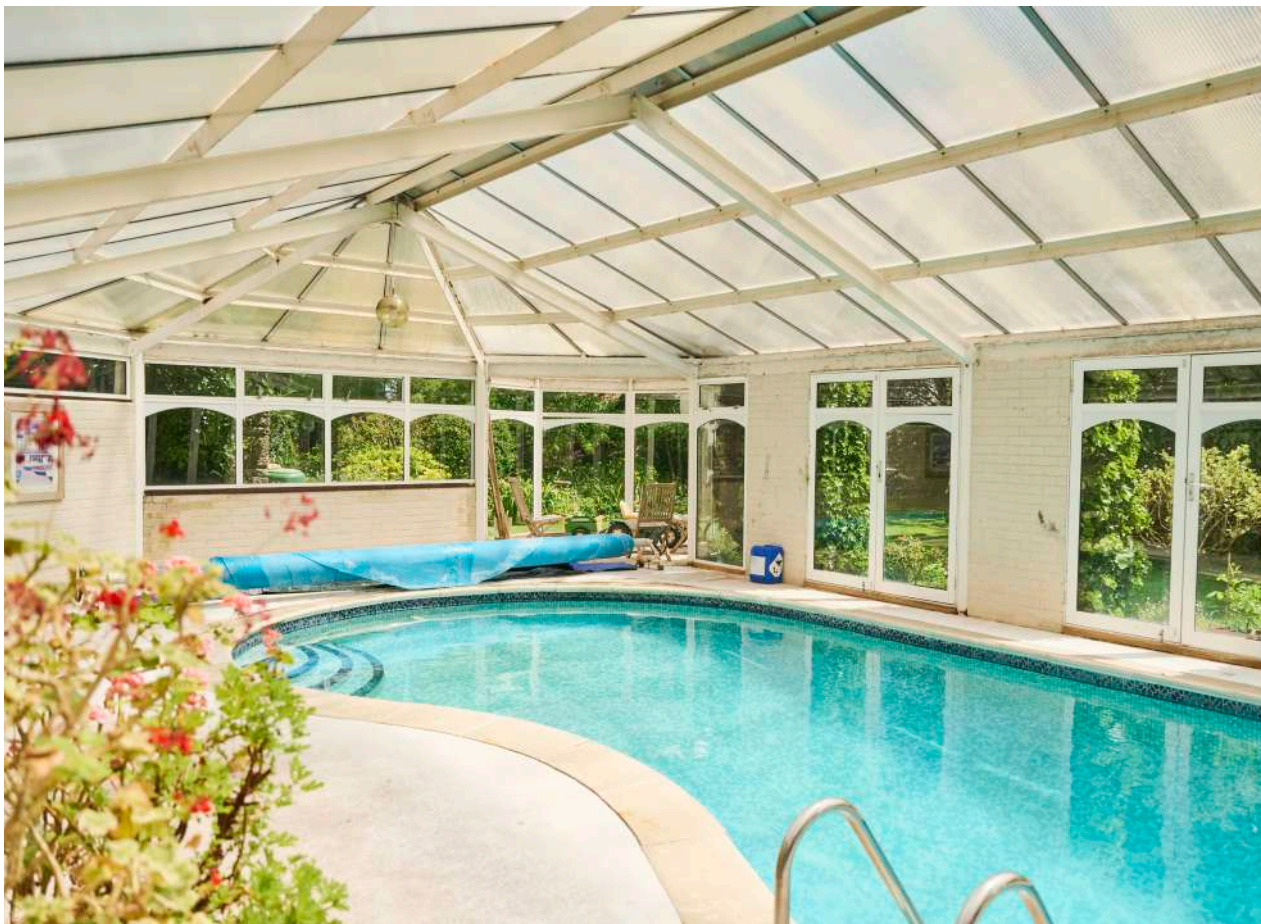
Wisteria climbs the rear elevation; a flagstone terrace steps down to a level lawn framed by deep herbaceous borders.

The trees are a collection in themselves — Holm Oak, English Maple, Liquidambar, Beech, Silver Birch, Catalpa and a Mulberry said to date from 1780.

East of the lawn, a covered indoor heated swimming pool overlooks the gardens. Beyond lies a woodland walk where a natural stream surfaces in the grounds, feeding ponds and a bog garden, crossed by a timber Chinese style inspired bridge.

Against an old stone wall to the north sits a brick and glass greenhouse. A gate in the southern boundary opens onto Church Walk — a private shortcut to All Saints.







The Old Rectory

The former stone coach house and stable block provide garaging for two cars, with the original cobbled-floor stables offering storage and workshop space.

Planning permission was granted by North Somerset Council (ref: 18/P/4116/FUL) to convert the former stable/coach house

and current garage/swimming pool into a detached two-storey, four-bedroom house. Groundworks commenced before the permission's expiry in March 2022; a Certificate of Lawfulness has been applied for to confirm the planning status.



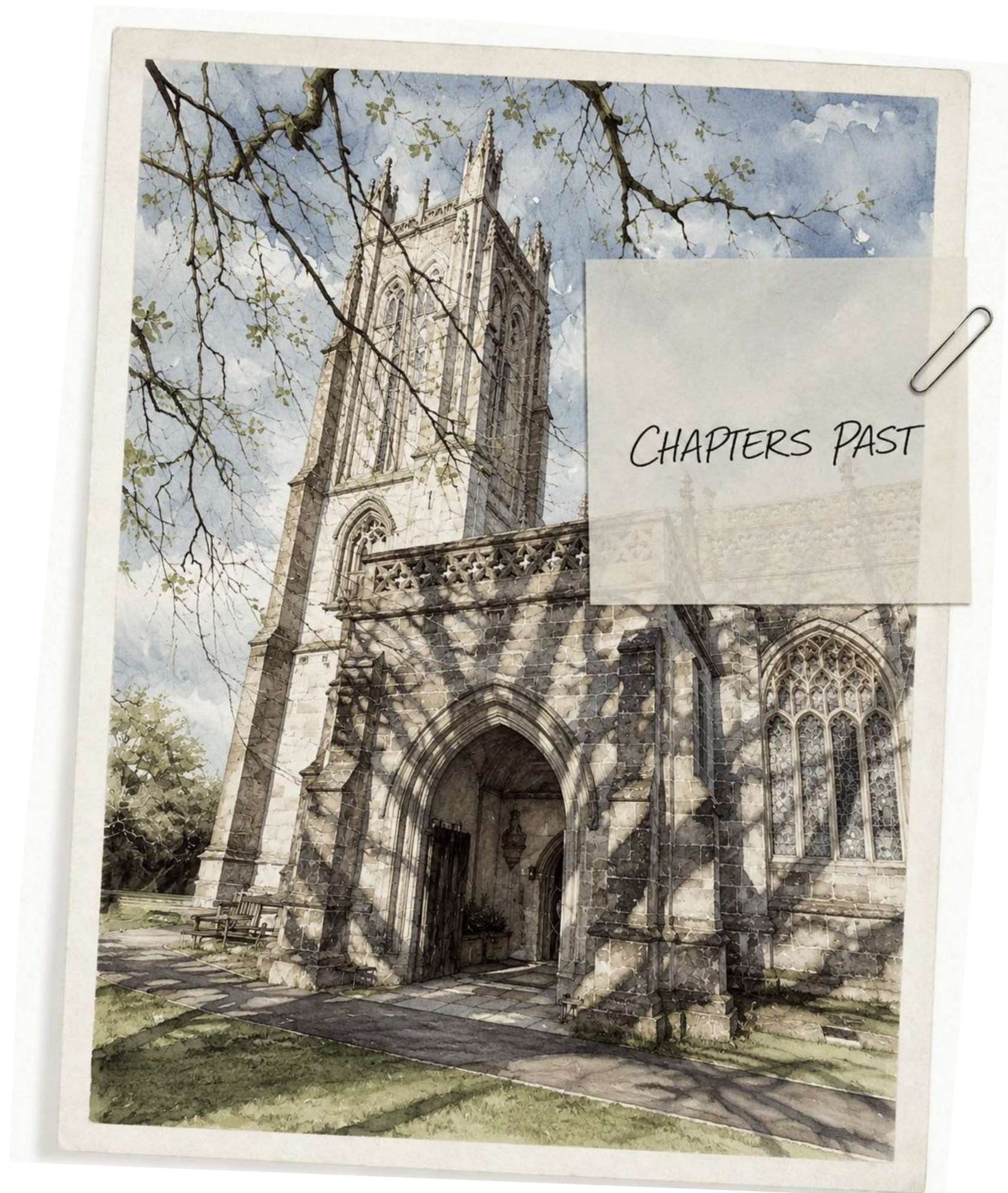
chapters past

And Locke entered the world a few hundred yards from The Old Rectory, beside the churchyard the house still reaches by its own gate onto Church Walk.

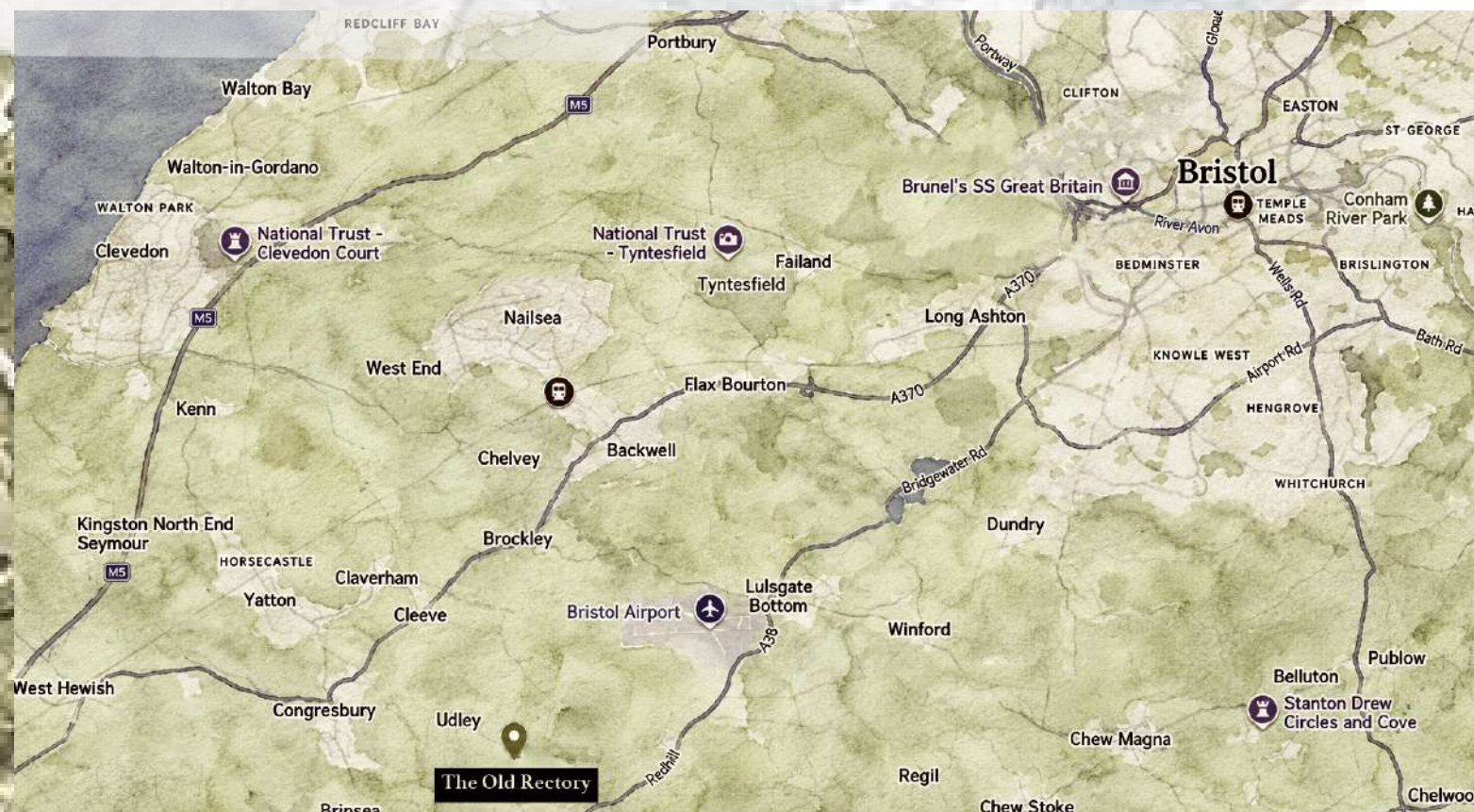
Wrington has always attracted people of consequence. John Locke was born in the village in 1632; Hannah More lived and taught here, and both are commemorated in busts flanking the door of All Saints — the Grade I church whose celebrated Perpendicular tower is said to have inspired the Victoria Tower at Westminster. It is this tower that the house looks to across its gardens: the view west from the principal rooms has scarcely changed in three centuries.

It is fitting that in the 250th anniversary year of American Independence Thomas Jefferson's "life, liberty and the pursuit of happiness" is a deliberate reworking of Locke's "life, liberty and property," and Jefferson himself named Locke

— with Bacon and Newton — as one of "the three greatest men that have ever lived." The Declaration's core argument, that government rests on the consent of the governed and may be dissolved when it fails, is the Two Treatises almost paragraph by paragraph. And Locke entered the world a few hundred yards from The Old Rectory, beside the churchyard the house still reaches by its own gate onto Church Walk.



LIVING IN NORTH SOMERSET



Bristol (12 miles)
Bristol Airport (3 miles)
Nailsea & Backwell station (5 miles)
Bristol Temple Meads (9.2 miles) with trains to London Paddington in under 2 hours.

The Old Rectory occupies a wonderful position at the heart of Wrington, one of North Somerset's most picturesque and historic villages.

It is so peaceful set behind high stone walls, while still the house is moments from the village's excellent amenities, including a cafe, traditional pubs, pharmacy, village stores and the renowned Butcombe Brewery. Bristol lies approximately 12 miles to the north, whilst Bath is also within easy reach.

The surrounding countryside is among the most varied in the South West.

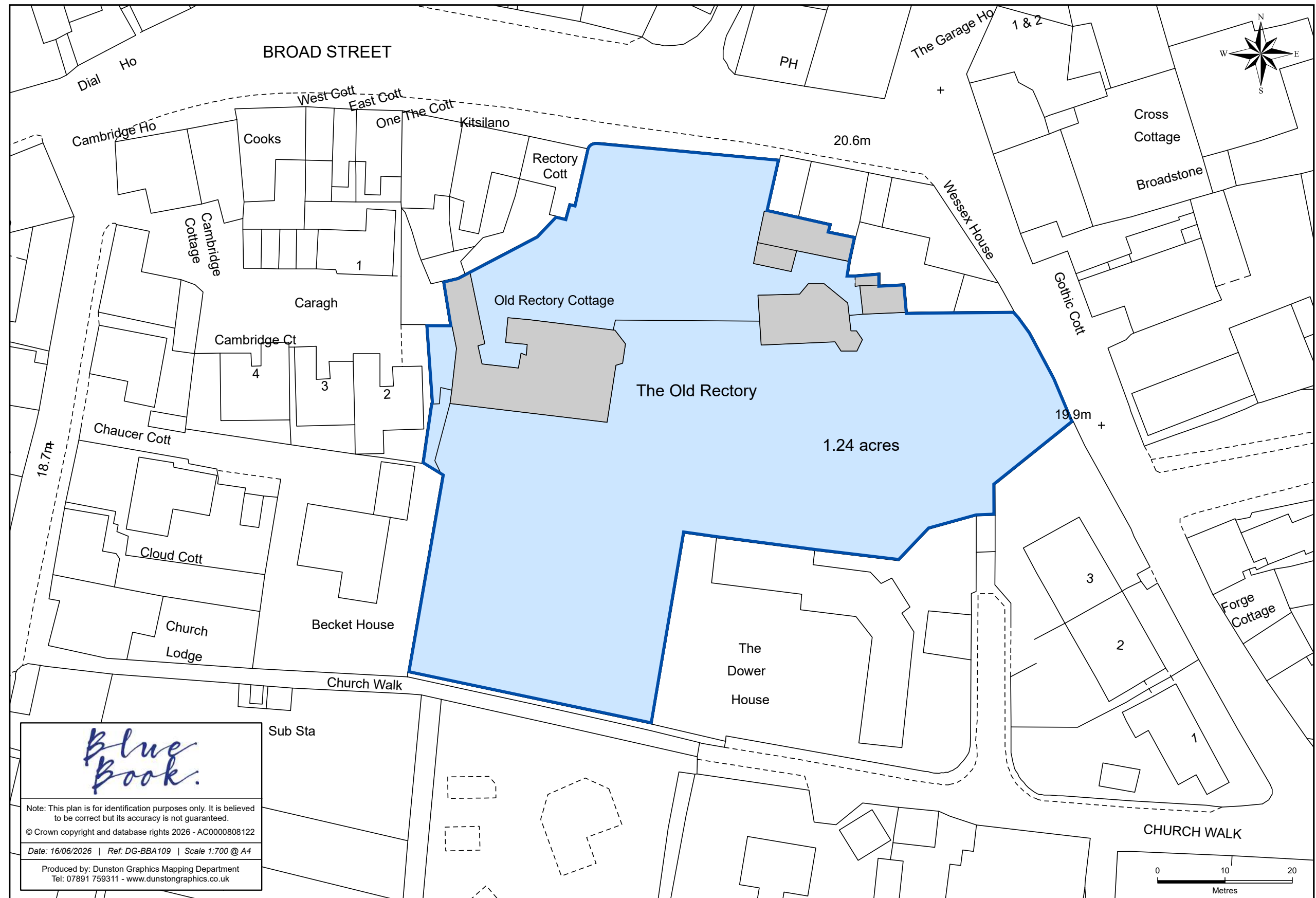
The Mendip Hills Area of Outstanding Natural Beauty, Chew Valley Lake and the Somerset Levels provide endless opportunities for walking, cycling, riding, sailing and fishing, whilst the dramatic coastline of the Bristol Channel and the beaches of North Somerset are all within easy reach.

FANTASTIC SCHOOLS

The area is particularly well regarded for its schooling, with Wrington Church of England Primary School in the village, Churchill Academy nearby, and an excellent selection of independent schools including Sidcot, Wells Cathedral School, Millfield, Clifton College, Bristol Grammar School and Badminton School.

TRANSPORT

For those travelling further afield, Bristol Airport lies approximately three miles away, whilst Nailsea & Backwell railway station provides direct services to Bristol and London Paddington. The M5 motorway is also easily accessible, placing Bristol, Exeter and the wider South West within comfortable reach.



The Old Rectory, Broad Street, Wroughton BS40 5LD

Gross Internal Area (Approx)

Main House = 504 sq m / 5,425 sq ft

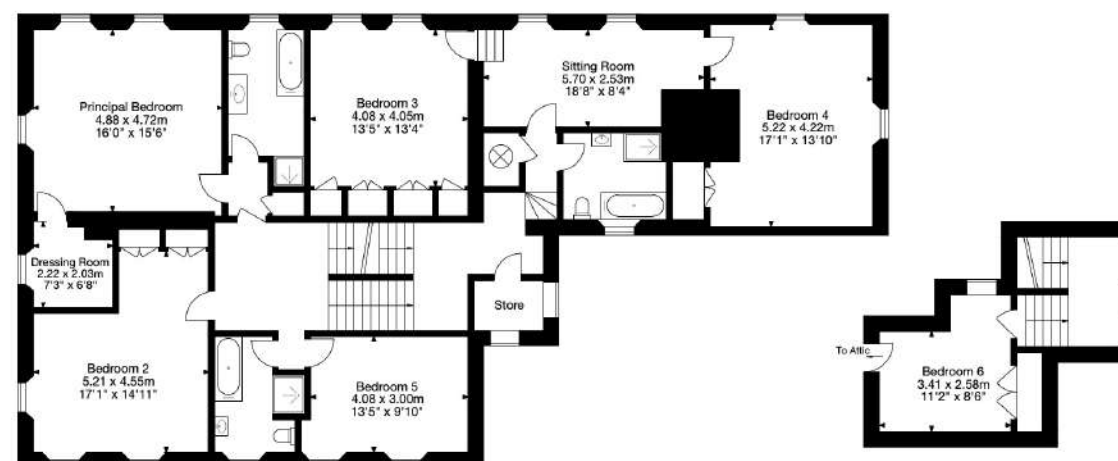
Garage = 88 sq m / 947 sq ft

Swimming Pool = 100 sq m / 1,076 sq ft

Greenhouse = 22 sq m / 236 sq ft

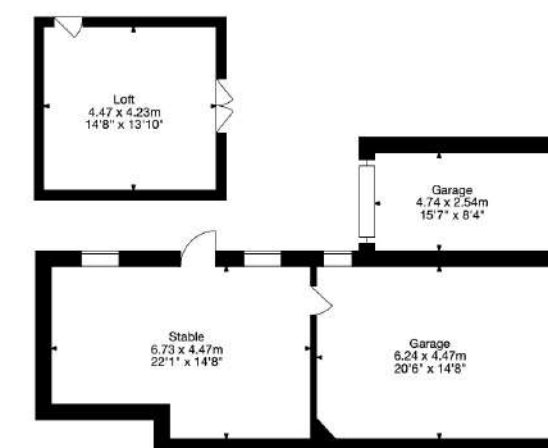
Total Area = 714 sq m / 7,684 sq ft

(incl. areas of restricted height)

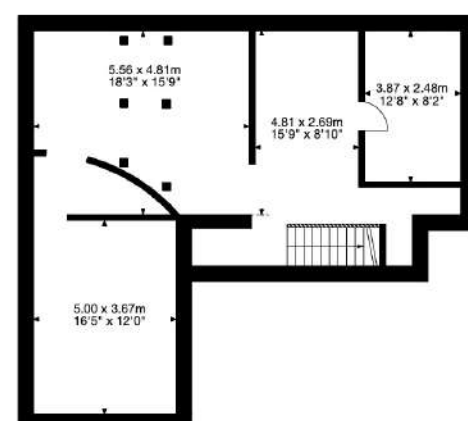


First Floor

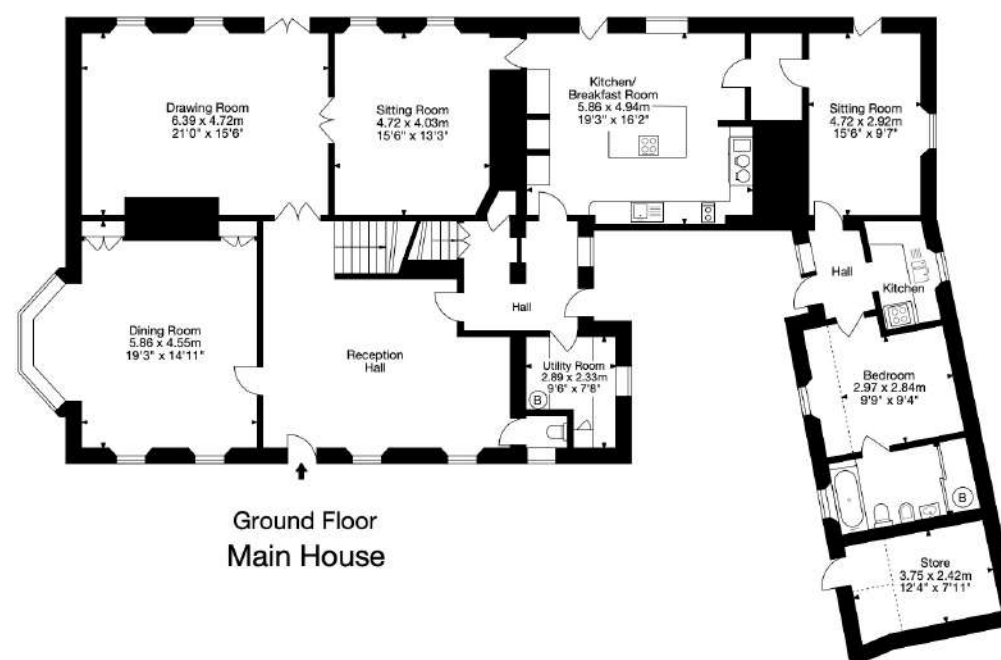
Second Floor



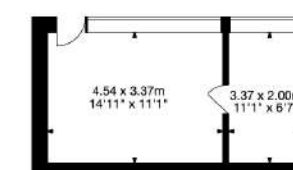
Garage



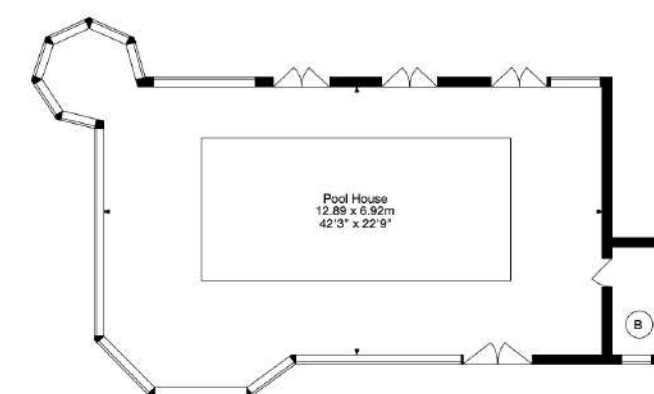
Cellar



Ground Floor
Main House



Greenhouse



Swimming Pool

Capture Property Marketing 2026. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.



PROPERTY INFORMATION:

Services: Mains water, electricity and drainage. Oil fired central heating. Ultra-fast broadband (up to 1800MB).

Fixture and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Viewings: All viewings must be made strictly by appointment only through the vendors agents.

Tenure: Freehold

Local Authorities: North Somerset

EPC Rating: E

Council Tax: H

Postcode: BS40 5LD

What3Words: ///punk.catapult.worldwide

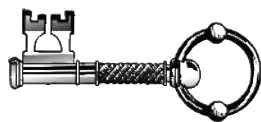
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