

# ELBERTON OLD MANOR

SOUTH GLOUCESTERSHIRE



*Beyond your expectations*





## ELBERTON OLD MANOR

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A wonderfully positioned and historically important substantial Manor House.

Spacious accommodation of approximately 7,895 square feet

Triple aspect drawing room | Sitting room | Media room | Superbly equipped family kitchen

Formal dining room | Laundry room | Studio, office and reception room | Opulent master suite

6 further bedrooms | 4 further bathrooms | Impressive selection of outbuildings including period barn incorporating 5 boxes with Monarch fittings, tack room, feed store and large groom's apartment above

Garaging both integral and independent | Coach House | Substantial open-sided byre | Covered storage | Gym

Grounds of approximately 1.7 acres including well maintained walled gardens

Extensive orchard | All weather ménage

Possible further land available by separate negotiation (currently rented)

### Bristol Office

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## Description

Elberton Old Manor occupies a tranquil and spectacular position. It is predominantly surrounded by open farmland which can be enjoyed from many angles. This historic Grade II listed Manor was the birthplace of Joseph Sturge, the Quaker and activist. Its substantial 7,895 square feet has been meticulously restored by the current owners who were keen to retain and enhance the plethora of original period detailing, some of which dates back to the 15th century. They have modernised and improved the flow and usability of the house to create as many generous rooms and open spaces as possible. Taking centre stage on the ground floor is the impressive 'cook's kitchen'. This, as well as a number of the other reception rooms, enjoys a southerly aspect and views over the formal gardens which adds to the open feel. The kitchen is fitted with a range of quality items including Gaggenau, Siemens and Sub-Zero appliances complemented well by the substantial marble central island. Ideal for entertaining and catering for large events, the kitchen has been finished to a high standard and also includes a complete double Belfast sink made from Carrara Marble as well as plumbed coffee machine and further facilities. The double aspect dining room completes the central element of the house.

The main sitting room is an exceptional triple aspect room with near floor to ceiling windows providing views and access to the formal walled garden, as well as being an excellent entertaining space. For the family needs there is a media room fitted with 5.1 surround sound, generous studio and further reception room. The independent laundry room houses both the water filtration system and a further range of fitted units and boiler pumps etc.

The exquisite Jacobean staircase complete with fruit pendants and crown inspired finials leads all the way to the second floor. On the first floor you will find the opulent master suite. Formerly 3 rooms, this now incorporates the bedroom, his and hers dressing rooms and the marble finished bathroom complete with central freestanding bath, his and hers sinks and large walk-in shower. There are further options for guest suites over the following two floors with flexible arrangements for different family sizes. The remainder of the bedrooms are all of double proportions and are well linked with four further bathrooms. The attic space is well used and creates an ideal kids den as well as further storage. The house also has a well fitted cellar, store room and integrated double garage.

## Barn and Stables

The two storey stone built barn sits across from the main house and is currently arranged to facilitate the excellent equestrian facilities. The ground floor has access to the 5 loose boxes all fitted with Monarch equipment as well as the tack room and feed store. Occupying the entire first floor is the large groom's apartment which provides open-plan accommodation and is beautifully finished with open trussed beams, fitted kitchen and wood block flooring.

## Outbuildings

There are a number of further outbuildings including a timber framed area to the rear of the barn which is currently used as a feed store with a well equipped gym beyond. There is a coach house located next to the entry gates which is ideal for garden equipment, as well as a large single storey former byre within the orchard.





## Grounds

The house is approached off the main road along a single track drive shared by two further properties and the nearby church. Substantial double electric gates complete with intercom system lead through to the impressive and generous gravelled courtyard.

The grounds are split into 3 main sections. Firstly the formal grounds including a beautiful walled garden as well as the main garden which has a lovely south facing patio. The patio can be accessed from the kitchen / breakfast room which and in turn leads on to a large grassed area, vegetable patch and play area.

There are an abundance of mature trees including a mulberry tree believed to date back 250 years as well as oaks, magnolias and a number of evergreen trees. The second section is the orchard, laid out with a number of historical fruit trees.

The third section beyond the main garden gate leads through to a well maintained ménage which previously had planning for conversion to a tennis court. The owners have for a number of years rented an adjacent field of approximately 4 acres and we understand that this arrangement could continue with the possibility of purchasing the land in the future.

The current owners are a keen equestrian family and enjoy private gated access to the adjacent Old Down toll rides which allows access on to private lands for equestrian purposes and provides a number of hacking routes in the surrounding countryside via a subscription service.

## Situation

Elberton is a small hamlet of houses on the outskirts of the well regarded Olveston village. The Old Manor itself occupies a lovely position predominantly surrounded by private farmland. The nearby village of Olveston has an active community as well as village stores, butchers, bakers, public house and a variety of clubs and social engagements. The large town of Thornbury has an extensive range of shops, restaurants, bars and other facilities as does nearby Cribbs Causeway shopping centre. For the commuter the motorway network is accessible via either the M48 J1 (approximately 2.5 miles from the house) or the M4, M5 interchange (approximately 3.8 miles). Bristol Parkway is used by many local commuters providing a direct train service to London Paddington in 90 minutes. Bristol International airport to the south provides national and international flights. Schooling is a major draw in South Gloucestershire with well regarded state schooling at Olveston Primary School as well secondary schooling at Castle School and Marlwood. Private education includes nearby Tockington Manor School and a number of well regarded Bristol schools including Clifton College, Badminton School, QEH or Bristol Grammar School.

The property postcode is BS35 4AA.











Elberton Old Manor,  
Elberton, BS35 4AA  
Approx. Gross Internal Area  
7880 Sq Ft / 733 Sq M  
(including Collar/ Garage 1)

Our Buildings  
Approx. Gross Internal Area  
3047 Sq Ft / 283 Sq M



**FOR CLARIFICATION,** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these particulars.



