



HOLY TRINITY CHURCH

CLANDOWN, BA3 3DD





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A GRAND GRADE II LISTED CHURCH
CONVERSION OF A RARE QUALITY, TUCKED AWAY
IN THE HISTORIC VILLAGE OF CLANDOWN

GROUND FLOOR

OPEN PLAN KITCHEN/DINING ROOM/LIVING AREA • TWO BEDROOMS
BATHROOM STUDIO WITH SECONDARY KITCHEN • UTILITY ROOM

FIRST FLOOR

TWO FURTHER BEDROOMS • SHOWER ROOM • GAMES ROOM

OUTSIDE

GARDENS, LARGE SHED • OFF STREET PARKING







DESCRIPTION

This property is a former church that has been subject to conversion of a rare quality by the architect Derek Jewell.

Retaining the grandeur of the original 19th century ecclesiastical structure, it features a soaring central space that incorporates a kitchen, dining area and raised living room. Also on the ground floor are two bedrooms, a bathroom and a second reception room (currently used as a studio) that is fitted with a secondary kitchen.

On the first floor can be found two further bedrooms, a bathroom and a magnificent room with a beautiful vaulted ceiling that is currently used as a games room but could be a further bedroom. A spectacular raised walkway leads between the two first floor bedrooms, giving views across the central space, with its original roof rafters, stone columns and stone arches.

The building is encircled by attractive gardens, which incorporate a vegetable patch in one area. At the front is an off-street parking area suitable for a number of cars.

Holy Trinity Church, constructed between 1847 and 1849 and designed by G.P. Manners who was Bath's City Architect at the time, is Grade II listed by English Heritage in recognition of its "special architectural and historic interest". English Heritage describe the limestone structure as being in "quasi-Perpendicular style", in other words it echoes the rectilinear Gothic style that was popular in the late 14th century. Jewell's approach to converting the church was entirely Modern in that he retained the open plan, voluminous nature of the ecclesiastical space in a residential setting. His insertions throughout the building were minimal so as to keep it as spacious as possible and to show off the beauty of the original materials and features.

SITUATION

The property can be found tucked away in the historic village of Clandown, in the Radstock Conservation Area. Clandown lies just off the ancient Fosseway, between Bath (approximately 9 miles away) and Frome (approximately 10 miles away). It is just a mile from the market town of Radstock, which has a wide range of services and facilities including an award-winning school and two miles from the larger town of Midsomer Norton. The renowned members club and country house, Babington House, is four miles away.

Bath is a World Heritage Site famed for its Roman heritage and Georgian architecture that offers a wide variety of cultural, leisure, sports and shopping facilities along with a mainline rail link to London Paddington (journey time approx 90 mins) and Bristol Temple Meads (journey time approx 15 mins). Junction 18 of the M4 is approximately 11 miles north of the City.

Directions

From the City of Bath, head South on the A367, following the road out past the Odd Down park and ride and on through Dunkerton. After passing the village of Peasedown St John, take the second turning on the right signposted for Camerton Primary School and then turn left shortly after. Continue onto Northdown Road before taking the left hand fork at the national speed limit sign. Holy Trinity Church is a short way along on the right hand side.

General Remarks & Stipulations

Tenure

Freehold

Services

Mains water, electricity and drainage. Oil-fired central heating.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

Local Authority

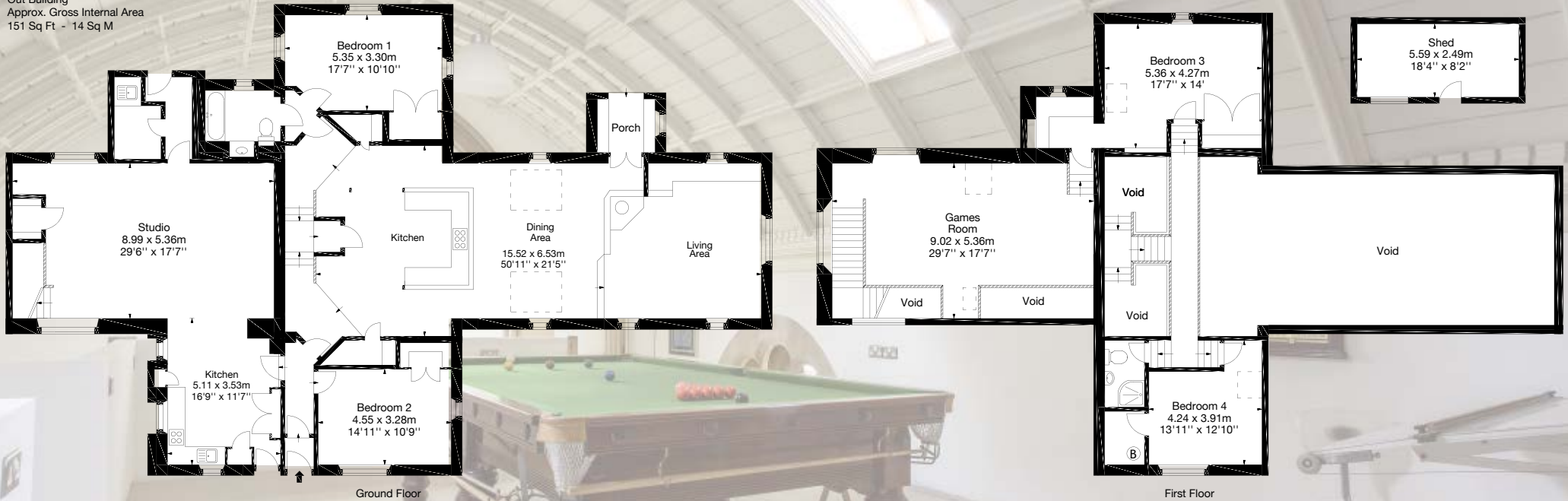
Bath & North East Somerset Council - Tel: 01225 477000 or www.bathnes.gov.uk.

Viewings

Strictly by appointment with Savills.



Clandown, BA3
 Approx. Gross Internal Area
 3693 Sq Ft - 343 Sq M
 Out Building
 Approx. Gross Internal Area
 151 Sq Ft - 14 Sq M



Important Notice

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