



Cameley Rectory, Main Road, Temple Cloud, Bristol, BS39 5DA

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- Former Rectory circa 2630sq.ft.
- Large Garden with Mature Trees
Cira 0.6acres
- In Need of Complete Renovation
- Three Reception Rooms
- Kitchen Breakfast Room
- Utility/Boot Room
- Six Bedrooms
- Family Bathroom Plus 3 Loos
- Some Period Features
- No Forward Chain



LOOKING FOR A PROJECT SET IN A LARGE PLOT?

This former Rectory is in need of some TLC, but could make an amazing family home.

Dating back to, we believe, Edwardian times with a large and welcoming reception hall, good size reception rooms, a decent size kitchen with an adjoining utility/boot room and various pantries.

Upstairs the landing is flooded with natural light from a huge window - all rooms flow from here, namely, six double bedrooms, a family bathroom, a large walk-in airing cupboard as well as a separate toilet.

Outside the grounds measure over half an acre including a large parking area, side garden and level rear garden.

To the side of the house there is a double garage, store, bin store and gardener's loo.

Call our team to find out more and arrange your viewing.
THERE IS NO FORWARD CHAIN

Temple Cloud offers great access to Bristol, Bath and Wells whilst being in the countryside! Within the village there is an excellent primary school, petrol station with a general stores and doctors surgery. The Temple Inn Public House is in the heart of the village offering fantastic food and family atmosphere! There is a regular bus service on the main road and a bus to Chew Valley School. Mainline rail services are available from Bristol and Bath whilst Bristol International Airport is a short drive away. The surrounding area has a number of facilities including several farm shops, golfing at Farrington Gurney, sailing at the Chew Valley lakes and excellent walks.





ROOM DIMENSIONS

Ground Floor
 LOBBY 5'6" x 4'4"
 ENTRANCE HALL 19'6" x 10'4"
 CLOAKROOM 4'4" x 7'0"
 LOO 4'4" x 3'0"
 STUDY 11'2" x 13'4"
 RECEPTION ROOM 14'9" x 13'4"
 SITTING ROOM 18'3" x 13'4"
 KITCHEN/BREAKFAST ROOM 21'0" x 11'0"
 UTILITY ROOM 13'4" x 10'0"

LEAN-TO 5'1" x 14'6"
 STORE 4'6" x 9'7"
 BIN STORE 4'6" x 3'5"
 GARAGE 17'0" x 14'4"
 GARDENER'S LOO 4' x 3'

First Floor
 LANDING 24'6" x 10'5"
 BEDROOM 13'6" x 10'1"
 BEDROOM 10'0" x 10'5"
 BEDROOM 17'2" x 13'4"
 BEDROOM 12'2" x 13'4"
 BEDROOM 14'4" x 13'4"
 BEDROOM 10'6" x 9'6"
 BATHROOM 8'2" x 10'3"
 AIRING CUPBOARD 3'3" x 6'3"
 LOO 3.0" x 6'0"



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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