

The Old Rectory

Magazine 



THE
COUNTRY
HOUSE
DEPT.





THE OLD RECTORY

Cold Ashton, South Gloucestershire, SN14 8JU



There's a quiet gravitas to The Old Rectory in Cold Ashton - an ease that comes from centuries of standing its ground. Dating from around 1510 and later reshaped in the 19th century, this Grade II listed former Rectory is a house that has grown into itself, its mellow stone, mullioned windows and gabled roofline telling a story of gradual evolution rather than design.

The approach, through a characterful porch with carved detailing, sets the tone. Inside, the sense is of generous, time-worn spaces where light falls softly through leaded glass, and where the proportions feel both practical and enduring.

Today, the house offers as much opportunity as it does heritage. It would benefit from thoughtful modernisation, presenting a compelling chance to restore and refine, bringing contemporary comfort into balance with its historic fabric. Alongside, The Coach House provides exciting potential, whether as guest accommodation, workspace or a more independent retreat.

The gardens are a defining feature. A beautifully enclosed walled garden offers structure and seclusion, while the wider grounds, mature and well-established, open out to far-reaching views across the St Catherine's Valley, an outlook that lends the house a real sense of place.

Rich in history, Sir Bevil Grenville is said to have died here after the Battle of Lansdown. The house sits comfortably within its past while inviting its next chapter. This is not a country house shaped by perfection, but by time—layered, atmospheric, and full of possibility.







THE FINER *Details*

Bedrooms

7

Reception Rooms

4

Bath/Shower Rooms

2

Former Coach House

Greenhouses & Potting shed

Outbuildings and Stables

Acreage

2.76

What3Words

///also.romantics.maps

Co-Ordinates

51°27'09"N , 002°21'37"W

Services

Mains water, electricity and drainage.

Oil fired central heating.

Listing

Grade II

EPC

Band F

Council Tax

Band H

Local Authority

South Gloucestershire Council











ABOUT THIS *Area*



The Old Rectory is situated in the very heart of Cold Ashton, which is a hugely desirable village located just to the north of the city of Bath in an Area of Outstanding Natural Beauty.

The village, which is renowned for its charm and picturesque setting, is surrounded by beautiful undulating countryside with the Cotswold Way running through the village. The property is not far away from Dyrham Park, an impressive National Trust country house set in 274 acres, which was built in the late 17th century.

Few cities in England balance grandeur and intimacy quite like Bath. Set within a gentle valley of honey-coloured stone, its elegant Georgian terraces sweep across the landscape with quiet confidence, shaped by visionaries such as John Wood the Elder and John Wood the Younger.

At its heart lies a city defined by water and wellbeing, where the ancient Roman Baths still steam beneath the open sky, a reminder of its long-standing role as a place of retreat. Today, Bath feels both vibrant and composed—boutiques, independent cafés, and cultural landmarks woven seamlessly into its historic fabric.

The area is renowned for its excellent selection of private and state schools, all being within easy driving distance. Local private schools include Stonar, Haywood Prep, Kingswood, Monkton Combe, Downside, Prior Park, Royal High School Bath, St. Marys Calne, Westonbirt, Marlborough College, Dauntsey's, and Cheltenham schools. Additionally, there are a number of local state schools including Sheldon, Hardenhuish and Malmesbury.

Road communications are excellent with the A46 providing good access to the M4, Bristol and London and the M5 is within easy reach. Bath Spa Station provides regular rail services to London Waterloo and London Paddington.





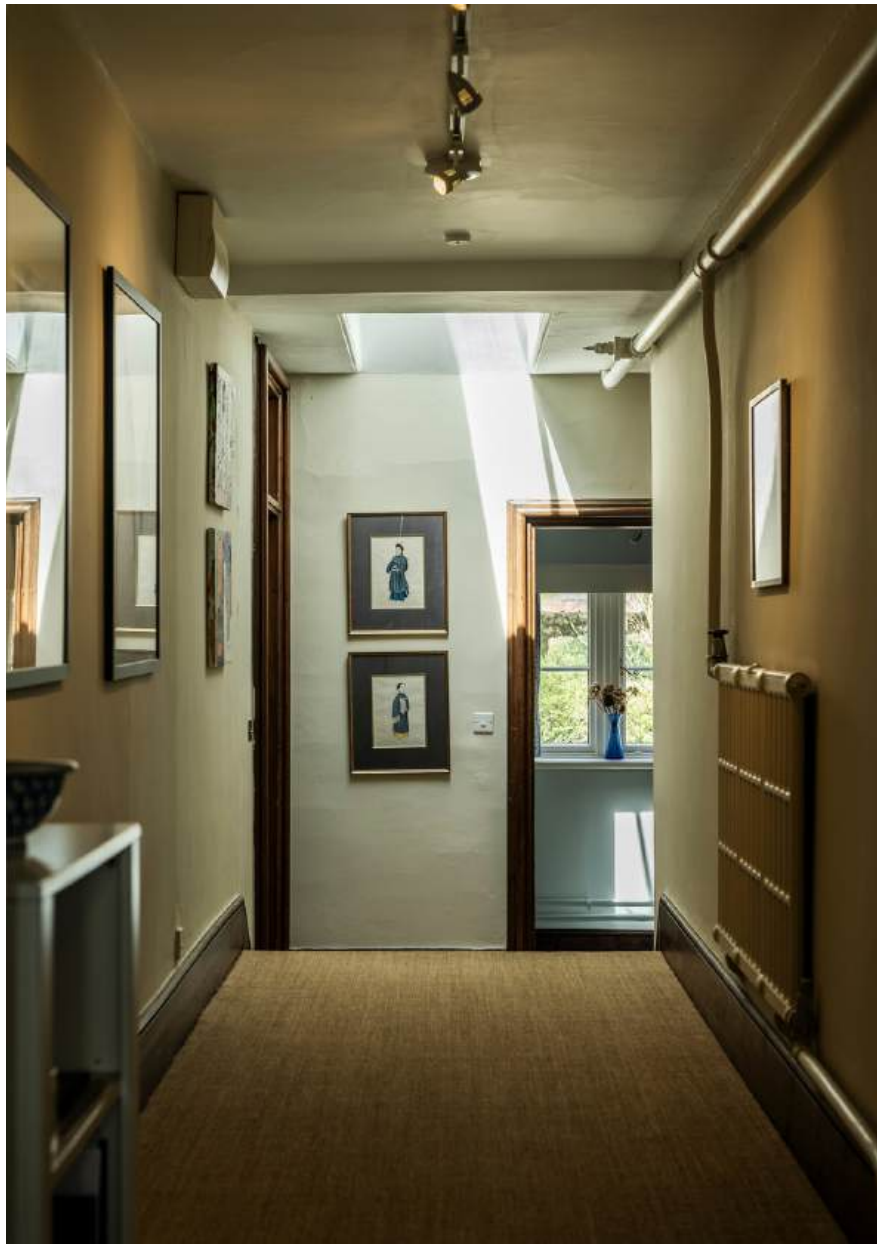








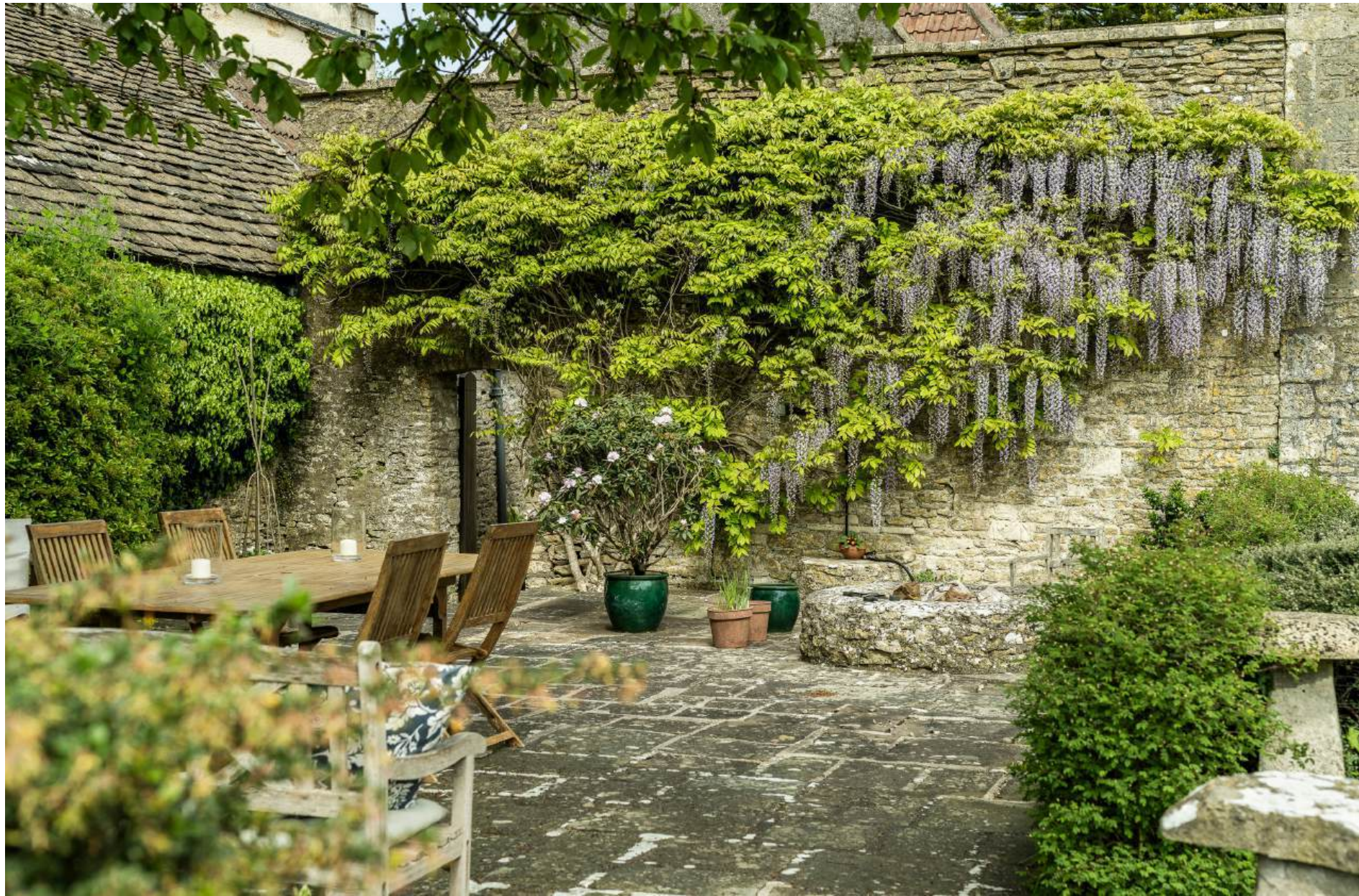






















POINTS OF *Interest*



Towns and Cities

Marshfield 2.5 miles
Bath 8.6 miles
Tetbury 19.4 miles
Bristol 11.9 miles
Central London 110 miles

Pubs & Restaurants

The Catherine Wheel, Marshfield
Beckford Bottleshop, Bath
The Manor House, Castle Combe

Train Stations

Bath Station 8.5 miles
(London Paddington from 75 mins)
Chippenham 11.6 miles
(London Paddington from 60 mins)

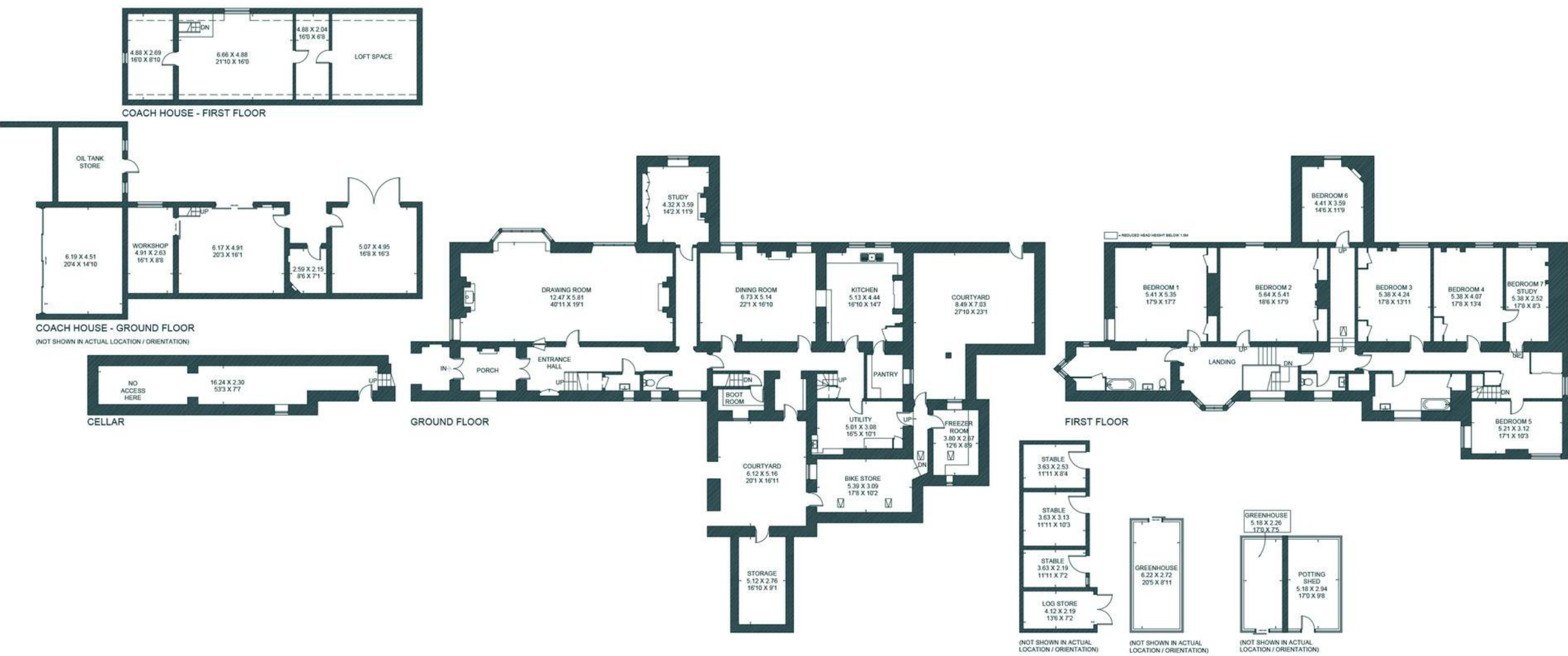
Airports

Bristol Airport 19.9 miles
Birmingham Airport 101 miles
London Heathrow 97.2 miles



FLOORPLANS

The Old Rectory



Total - 866 sq m / 9,321 sq ft
House - 555.5 sq m / 5,979 sq ft | Cellar- 134.3 sq m / 369 sq ft | Outbuildings - 276.2 sq m / 2,973 sq ft

AREA GUIDE

Bath & Somerset ➡

Although Bath and North East Somerset (B&NES) was only created in 1996 the area has been occupied for thousands of years and some parts date back to the early Neolithic period. B&NES is part of the ceremonial county of Somerset and at the very heart is Bath, which is renowned for its famous Roman-built baths, and a UNESCO World Heritage Site. Bath has a huge array of handsome Georgian buildings and an enormous collection of cultural and culinary experiences.

Walking - Bath skyline walk

This elevated circular walk provides a wonderful perspective of Bath with the contrast of the city nestled among the rural landscape. The walk captures the World Heritage Site whilst walking through wildflower meadows, woodland and farmland.

Eating Out - The Beckford Bottleshop

Tucked away in a secluded backstreet is this charming bistro in the building of a former tea merchants and grocers. This contemporary wine merchants has a wonderfully relaxed atmosphere which serves a selected artisan cheese, charcuterie and Michelin bib-gourmand winning small plates and the perfect place to find, try and buy wine.

Event - Royal Bath & West Show

This fabulous family day out takes place at the beginning of June. Centred around rural life there are a plethora of activities, demonstrations and entertainment over a three day period. At the centre of the show is the main ring and a wonderful food hall which hosts some of the finest producers of food and drink in Britain.

Day Out - Stourhead House & Garden.

With hills, water and classical architecture framed by a fabulous collection of trees and shrubs, Stourhead was described as 'a living work of art' when first opened in the 1740s. Winding paths offer vistas through trees to classical temples and beautiful scenery at every turn. With the spellbinding presence of the lake, Stourhead's gardens are the perfect place to while away a day out.



ABOUT *The Country House Department*



Established in June 2020, The Country House Department specialises exclusively in the sale of exceptional country houses. With a team of 20 dedicated professionals, we are renowned for delivering outstanding client service, innovative marketing strategies and an unrivalled understanding of the rural property market.

Each of our regions is covered by a highly experienced agent who possesses in-depth, local knowledge and a proven track record of selling premium properties in their area. This regional expertise ensures that every home is marketed with insight, precision and a genuine understanding of its unique appeal. Importantly, every property benefits from a single, dedicated point of contact, providing continuity, clarity and the very highest level of personal service throughout the entire sales process.

Prioritising quality over quantity, we focus on representing only the finest houses. As a result, we are fast becoming the trusted agent for premium properties across 15 counties, including Gloucestershire, Oxfordshire, Wiltshire, Berkshire, Buckinghamshire, Surrey, Hampshire, Northamptonshire, Worcestershire, Warwickshire, Somerset, Essex, Cambridgeshire, Suffolk and West Sussex.

← Sold by *The Country House Department*

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