



FRENCHAY PARK HOUSE

Carter Jonas

FRENCHAY PARK HOUSE FRENCHAY, BRISTOL

A SUBSTANTIAL MANSION WITH VERSATILE USAGE IN A QUIET RESIDENTIAL AREA OF BRISTOL.

Bristol City Centre 5 miles • Bristol Parkway 3 miles (London Paddington from 1hr 13mins)
Bristol Airport 15 miles • M4 (J19) 2.5 miles

ACCOMMODATION

Main House

Basement rooms with boiler room and wine cellar • Five car garage • **Triple** car port • Two open parking areas

East Wing

Reception hall • Kitchen/dining/family room • Drawing room • Study • Snug • Games room • Principal bedroom with walk in wardrobe and en suite bathroom • Five further bedrooms • Four bathrooms (two en suite)

West Wing

Reception hall • Five reception rooms • Kitchen/dining room • Further kitchen • Seven bedrooms • Six bathrooms (three en suite) • Roof terrace

Further one bedroom and two bedroom apartments

Large front and rear gardens • Plunge pool • Garden house

HISTORY OF FRENCHAY PARK HOUSE

- 1779 - 1916** Frenchay Park House referred to by the villagers as "The Big House", it was owned by a succession of landed gentry
- 1780 - 1788** Thomas Dean enlarged the property by buying Frenchay Common
- 1813 - 1840** George Worrall - Lord of the Manor at Winterborne added two wings to the house
- 1864 - 1887** William Tanner enclosed the land to form Frenchay Park
- 1921 - 1931** Children's Sanatorium - In 1921 Bristol Corporation purchased Frenchay Park House and converted it into a 35 bed hospital for Tuberculous Children
- 1921 - 1968** Frenchay Park Farm - Fresh food was an important part of the treatment for tuberculosis. Bristol used the Frenchay Park as a farm, complete with farm bailiff, full time market gardeners, cows, pigs in fact everything to supply the need
- 1931 - 1947** 100 bed hospital was built in the grounds - Three purpose built wards, a treatment block and a school
- 1938 - 1942** Preparations for an emergency medical services hospital - A row of wards were built, mostly finished by 1942
- 1942 - 1945** The Americans in Frenchay - The buildings were taken over by the Americans in mid 1942. They remained until 17th August 1945. They were replaced by a small detachment of British Army Personnel
- 1945 - 2014** The hospital administration was handed back to Bristol, and the development of the hospital continued, with specialties in burns, thoracic complaints, and neurosciences
- 2014** Frenchay Park House - Sold for private ownership, and once more became a family residence

DESCRIPTION

Frenchay Park House is a handsome and balanced Grade II Listed residence, built in the mid 18th century of Ashlar limestone elevations under a slate tile roof. Originally built as a fine family home, it later was used as a hospital in World War II and then owned by the NHS until around ten years ago when it was bought back to a family house for the present owners. The accommodation is approximately nearly 20,000 sq ft and is set across five floors, presently arranged as four parts, the east wing, west wing and two further apartments, (one bedroom and two bedrooms), on the upper floors, to allow for multi-generational family living. Throughout the property are numerous retained period features to include the stone flooring, fireplaces, wood panelling, large sash windows and the grand central staircase. The ground floor has several vast reception rooms, including a large inner hall in the east wing with a central lightwell, all accessed off the reception hall, immediately showing the grandeur and volume the property has to offer. The east wing is set over two floors, whilst the west wing is over three floors and benefitting from a large roof terrace overlooking the rear garden. The basement has a number of store rooms, as well as housing a wine cellar and recently installed boiler rooms with hot water tanks, enough to run a small hotel.

At the far side of the property, accessed through an archway, is a large five car garage, triple car port and gravel parking area. Whilst to the front of the property is a further tarmac parking area for numerous cars and leading to the front garden and ha-ha to meet the adjoining parkland that it overlooks in a southerly aspect. A large level lawn garden with a selection of mature trees lies to the rear of the property, at the bottom of which is a plunge pool and an office/garden house with a shower room and power.

The views from the property stretch south across mature parkland and across the spire of the pretty Frenchay Church in the distance.

SITUATION

The property is located overlooking the convenient and historic setting of Frenchay Common.

Frenchay is a village approximately 5 miles northeast of Bristol city centre and includes several large expanses of dedicated village green areas as well as National Trust land. It was a popular residence of many wealthy Bristol merchants in the 18th century with a large cluster of impressive homes alongside a number of traditional stone cottages that lead directly into the Frome Valley and its beautiful parks and riverside walks. Alongside the village green (where WG Grace once played) are several churches and a quaker meeting

house, as well as the village hall, local pub and dedicated village museum. Frenchay is well located for access to the M32 and M4/M5 and is close to Bristol Parkway Station for mainline links to London Paddington, South Wales and the Midlands.

The property is a short distance to the University of the West of England main campus, Abbeywood MoD and aerospace industries of Rolls Royce and BAE.

Bristol has a number of independent schools with very good reputations, including Colston Collegiate at Stapleton, less than two miles away.

DIRECTIONS

Proceed out of Bristol city centre on the M32. At Junction 1 take the 3rd exit onto A4174 and at the traffic lights turn right onto Bristol Road B4058. After about 1 mile, at the roundabout take the second exit onto Begbrook Park. After a short distance a small gate house is located on the left, with the church coming up on the right, and go through the gates turning left and the property is found after a short distance on the right.

ADDITIONAL INFORMATION

TENURE Freehold

PLANNING Grade II Listed

SERVICES All mains services are connected

COUNCIL TAX Band H

LOCAL AUTHORITY Bristol City Council

EPC BANDS TO BE CONFIRMED

VIEWING Strictly by appointment with Carter Jonas





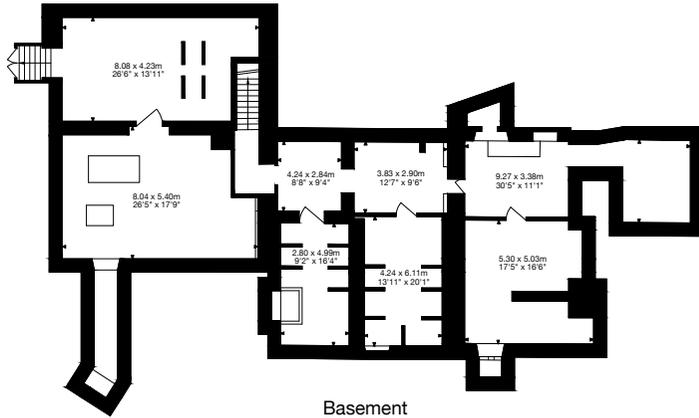
FRENCHAY PARK HOUSE



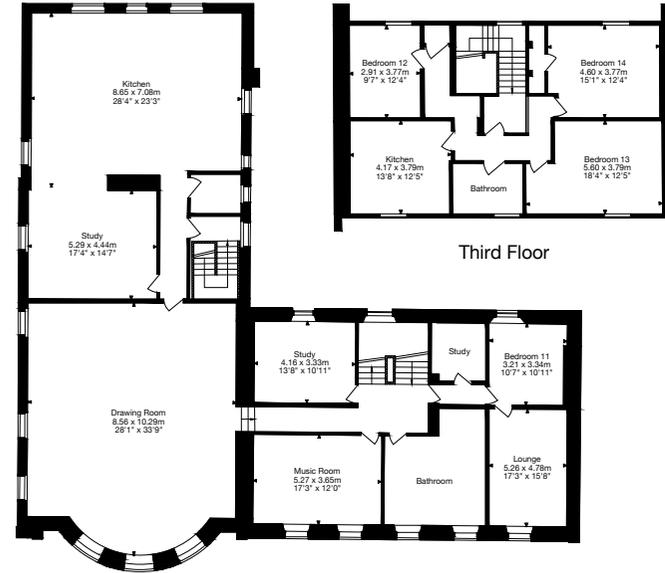




Frenchay Park House, Beckspool Road, Frenchay, Bristol BS16 1YB
 Gross Internal Area (Approx.)
 1,843 sq m / 19,837 sq ft

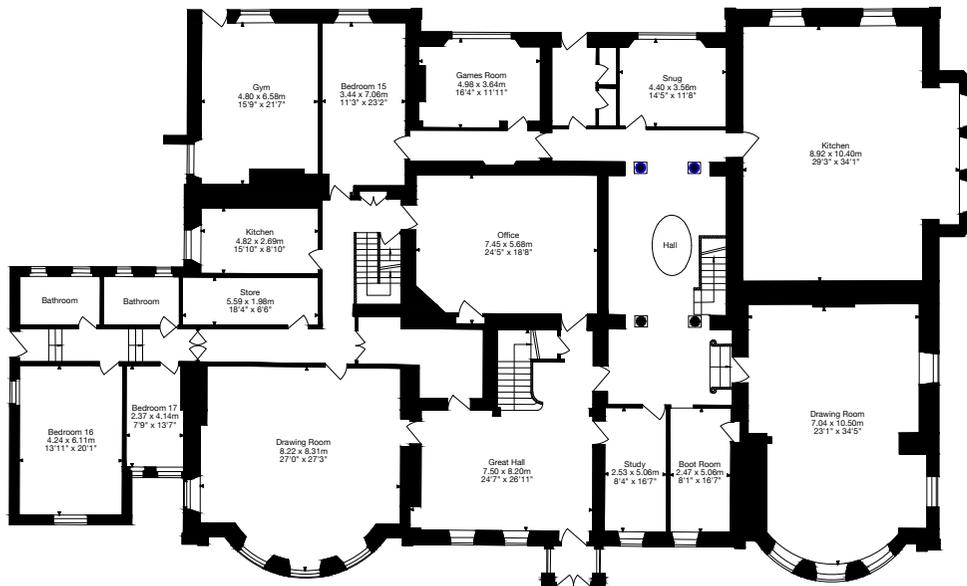


Basement

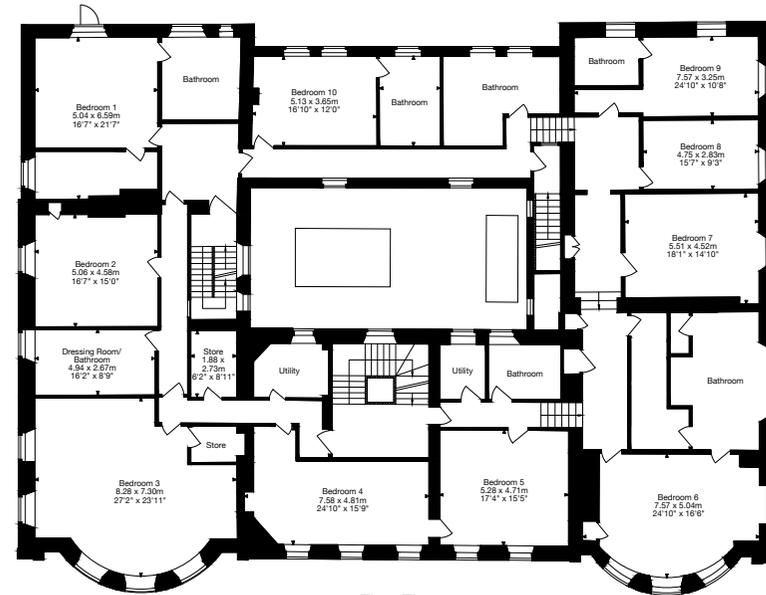


Third Floor

Second Floor



Ground Floor



First Floor

Capture Property Marketing 2024. 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.





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