

Milburys

SALES LETTING MANAGEMENT



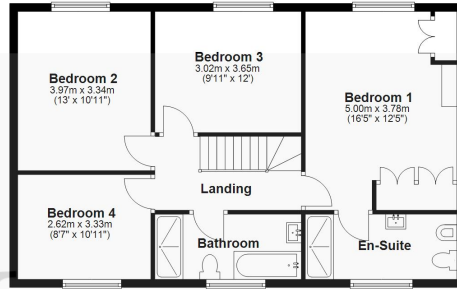
West Street House, West Street, Tytherington, South Gloucestershire, GL12 8UQ

£975,000

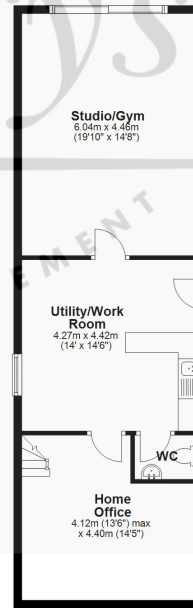
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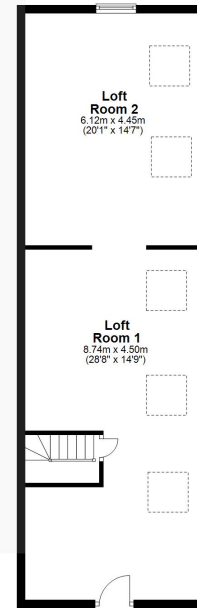
First Floor
Approx. 73.8 sq. metres (792.2 sq. feet)



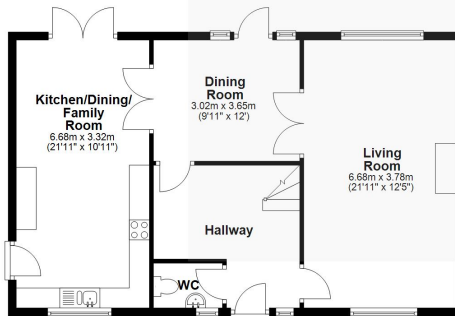
Barn/Annexe Ground Floor
Approx. 64.8 sq. metres (697.6 sq. feet)



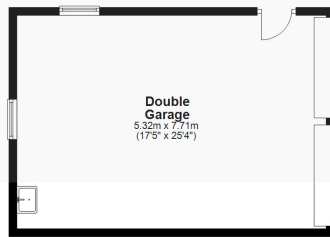
Barn/Annexe First Floor
Approx. 67.0 sq. metres (721.2 sq. feet)



Ground Floor
Approx. 73.1 sq. metres (787.3 sq. feet)



Double Garage
Approx. 41.0 sq. metres (441.6 sq. feet)



Total area: approx. 319.6 sq. metres (3439.9 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.



West Street House, West Street, Tytherington, South Gloucestershire GL12 8UQ

Standing prominently close to the centre of this popular village, we are delighted to offer for sale 'West Street House', just a stone's throw from 'The Swan' pub and the village community shop, with country rambles right from the threshold. As you approach the front the property you can't help but be impressed by the grand front door giving access to a welcoming entrance hall. The dual-aspect lounge has a feature fireplace and views of the garden. A separate dining room can be accessed by double wooden doors, ideal for entertaining and with door to the garden as well. The smart fitted kitchen/breakfast room is again dual-aspect, with integrated appliances, offering bags of space for family living. Upstairs you will discover four generous double bedrooms, the principal bedroom has its own en-suite shower room and the family bathroom sits centrally on the landing, with both bath and shower. Sitting adjacent to the property is a separate part-converted barn, currently accommodating a studio/gym, a cloakroom, utility space, home office/store-room and a staircase to extensive loft space above. Fantastic potential for those seeking an annexe for a dependent relative, or perhaps for those working from home. Outside is equally impressive with a tarmac driveway leading to a detached garage and plenty of off-street parking. The south-facing garden is enclosed, with a generous area of lawn, flower and shrub borders and a mature fruit tree offering dappled shade on a warmer day. There is an additional area of garden opposite the property offering a variety of uses. Practical benefits include oil central heating and double-glazing. To appreciate all that's on offer, make your viewing request today!

Situation

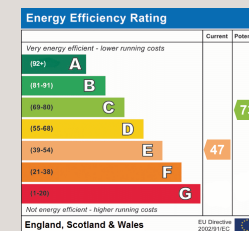
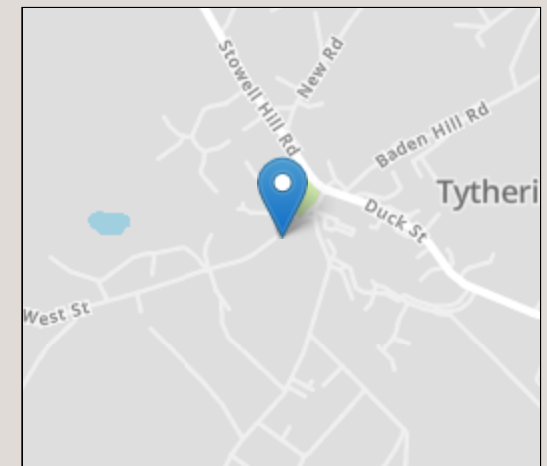
The village of Tytherington is situated a short drive south of M5 Junction 14 - ideal for commuters to Bristol or Cheltenham/Gloucester. For commuters, Bristol Parkway Station is 6 miles away and a 20 minute drive. The nearby local centres of Thornbury and Wotton-under-Edge provide excellent shopping facilities and amenities. The village has a Community Shop with Post Office, The Swan public house, St James Parish Church, a children's play park and a football club, Tytherington Rocks. <https://mythornbury.co.uk/thornbury/tytherington> provides further information.

Property Highlights, Accommodation & Services

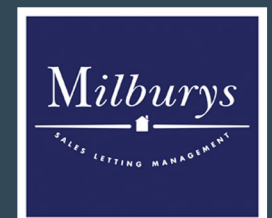
- Detached Character Village Home With Adjacent Barn And Double Garage
- Set In Circa 0.21 Acres Plus Additional Parcel Opposite Circa 0.12 Acres
- Four Bedrooms, En-Suite To Principal Bedroom And Family Bathroom • South-Facing Lawned Gardens, Gated Off-Street Parking
- Welcoming Entrance Hall, Cloakroom • Dual-Aspect Living Room With Fireplace, Separate Dining Room
- Dual Aspect Kitchen/Breakfast Room With Fitted Appliances • Oil Central Heating And Double Glazing
- Adjacent Barn With Fantastic Potential - Home Office/Annexe/Studio

Directions

Dropping down into the village from the A38, turn right at the 'The Swan', then immediately right again into West Street. 'West Street House' is a short way along on the left hand side, before the railway bridge.



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