

Milburys

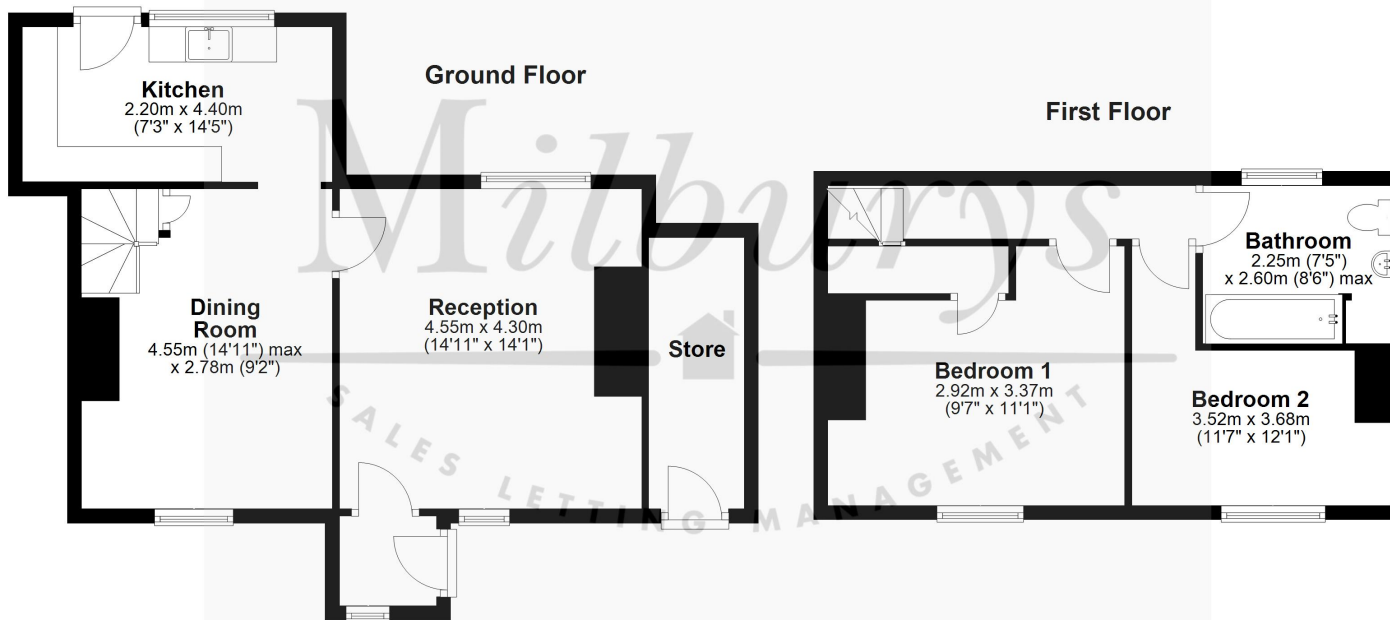
SALES LETTING MANAGEMENT



6 Church Road, Lower Almondsbury BS32 4ED

£475,000





Total area: approx. 84.1 sq. metres (904.7 sq. feet)

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



# 6 Church Road, Lower Almondsbury BS32 4ED

A quaint stone built cottage at the heart of a much loved village location. Number 6 is a period home lovingly renovated by its current owner to an impeccable standard. Welcoming you into the property is a fantastic sized porch, the perfect space to kick off your boots after a countryside ramble ready to rest your feet in front of the feature fireplace and wood burning stove in the cosy and characterful reception room. On to the dining room, with its beautifully restored quarry tiles and plenty of space for dining suite, opening on to the classic yet stylish fitted kitchen with Belfast sink and wooden countertops with door to the garden. Upstairs and there are two fantastic double bedrooms, one with fitted wardrobe, as well as pristine family bathroom with shower over. A sizeable level garden completes the property, laid mainly to lawn with patio area, the perfect blank canvas ready to make your own. To the front the cottage has its own private parking area and there is lockable storage to the side. Benefits include a new electric central heating system, complete re-wire, UPVC double glazing and the incredible bonus of planning consent for a two-storey extension to the rear, ref- P23/02006/HH. An opportunity to purchase a beautiful property yet still with the scope to further develop and make your own, a short stroll from the community shop, well regarded local pub and church, certainly starting the New Year with a bang, call today to arrange a tour!

## Situation

Almondsbury is the first village to the north of the M4/M5 interchange, ideally suited for commuters looking for a more rural lifestyle whilst remaining within easy reach of the city of Bristol. It has a popular primary school at the heart of the village (Ofsted 'Outstanding' 2017). A little further out, the local centre and market town of Thornbury offers a variety of shops, restaurants and a leisure centre. At the hub of Almondsbury are the village shop ([www.almondsburycommunityshop.org.uk](http://www.almondsburycommunityshop.org.uk)), the parish church of St. Marys, The Bowl public house, the doctors surgery and dental practice. The Mall at Cribbs Causeway is just one junction further down the M5 and Parkway Station is approximately 3.7 miles to the south.

## Property Highlights, Accommodation & Services

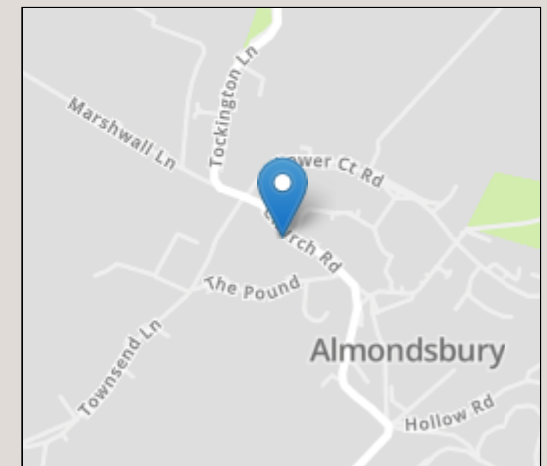
- Two Bedroom Character Cottage, Lovingly Restored By It's Current Owner
- Popular Village Location
- A Plentitude Of Character Features Including Woodburning Stove, Window Seats, Restored Quarry Tiling and Belfast Sink
- Separate Dining And Living Rooms Allowing Flexible Living Accommodation
- Two Fantastic Double Bedrooms And Family Bathroom Finished Beautifully
- Scope To Add A Two Storey Rear Extension- P23/02006/HH
- Recently Re-wired, New Heating System And UPVC Double Glazing
- Private And Enclosed Garden, Easy To Maintain Lawn And Patio - Useful lockable Storage Room To The Side
- Driveway Parking For Two Cars
- Fantastic Commuter Links To The M4//5 Interchange, Yet A Short Stroll To Local Amenities

## Directions

Drop down into the village from the war memorial on Over Lane, pass the primary school, The Pound, then the community shop on your left. No.6 Church Road is also on the left, opposite the entrance to Walnut Tree Close.

**Local Authority & Council Tax** - South Gloucestershire - Tax Band D

**Additional Information** - [www.southglos.gov.uk](http://www.southglos.gov.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F		
(1-20)	G	14	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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