

Milburys

SALES LETTING MANAGEMENT



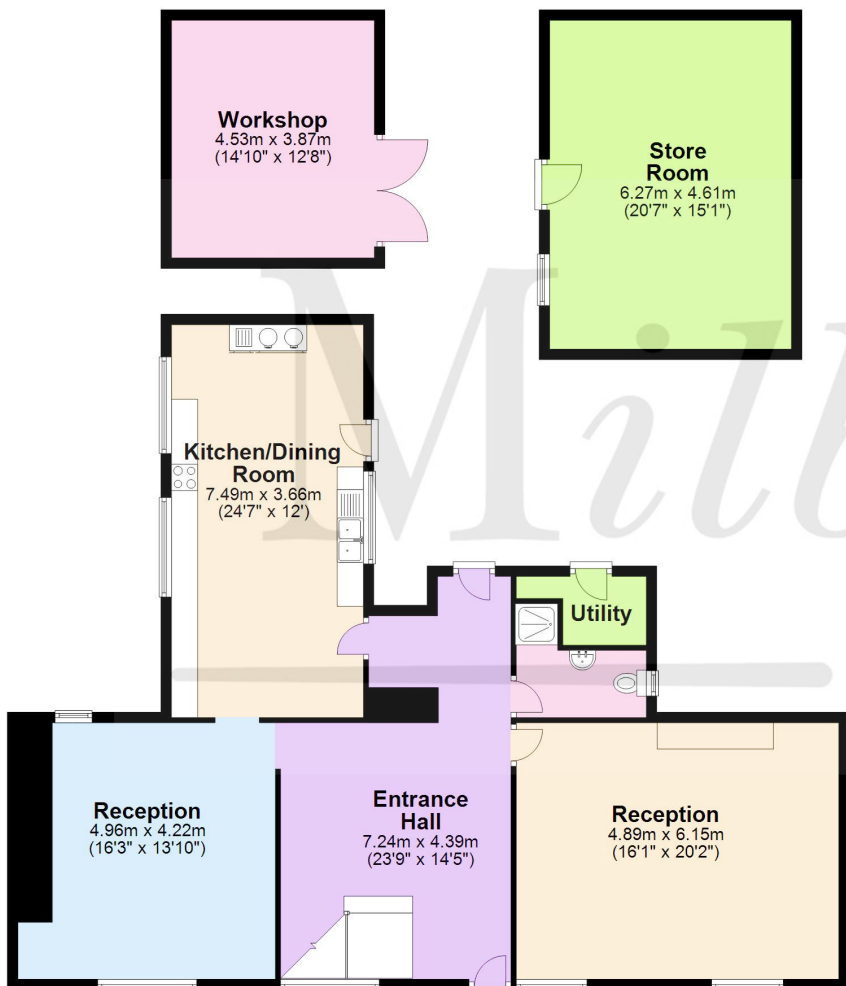
16 The Old Malthouse, Shortwood Road, Pucklechurch, Bristol BS16 9PL

£700,000



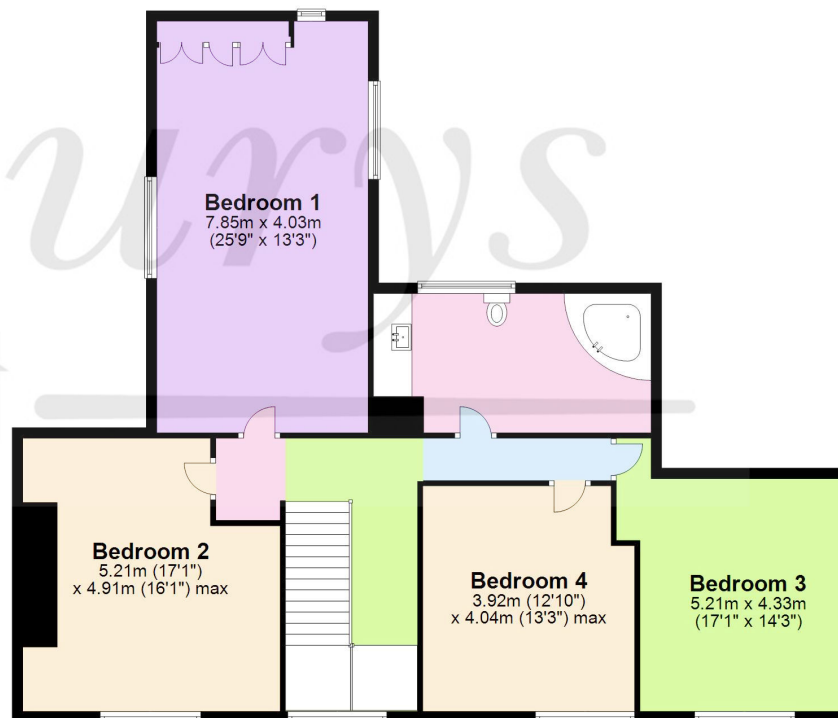
Ground Floor

Approx. 164.1 sq. metres (1766.6 sq. feet)



First Floor

Approx. 124.1 sq. metres (1335.8 sq. feet)



Total area: approx. 288.2 sq. metres (3102.5 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

16 The Old Malthouse, Shortwood Road, Pucklechurch, Bristol BS16 9PL

Set in the heart of Pucklechurch, The Old Malthouse has a handsome façade and is situated in a convenient central position, close to the local convenience store. Last sold over 50 years ago, the property offers a fantastic opportunity for someone to renovate this beautiful historic house. This large family home is in need of restoration and it's next custodian! and is offered for sale with No Onward Chain. Set on a leafy and mature plot, the property has plenty of period features and large proportions throughout. The impressive good sized entrance hall has a stone staircase, galleried landing, flagstone floors and a vaulted ceiling. From here there is access to all rooms, which include two sizable reception rooms to the front. The main lounge benefits a large inglenook fireplace and 2 traditional mullion windows and the separate dining hall has a solid wooden floor. There is a good sized kitchen/diner which is dual aspect and overlooks the rear gardens with a large space for additional dining. You will also find a downstairs WC and shower room. Moving upstairs there are four good sized bedrooms and a generous family bathroom. Outside you will find a gravelled parking area for several cars and a side garden. There is a raised patio area where a swimming pool is situated along with a large stone outbuilding, steps then lead down to the main garden area, laid to lawn with mature trees creating privacy, then a further stone workshop area. A truly unique property with huge potential!

Situation

The historic village of Pucklechurch has a lovely rural setting and is situated approximately 10.6 miles from Bristol and 10.4 miles from the centre of Bath (via the attractive Lansdown route which passes Lansdown Race Course). Commutable village life and beautiful countryside surrounds make Pucklechurch a popular choice for those wanting excellent access to these two major cities and also to the nearby market town of Chipping Sodbury and the extensive shopping/recreation facilities of Yate. The village is served by local stores including the village bakery, post office, convenience store, coffee shop and several Public Houses. Pucklechurch C of E Primary School is located in the village as is the well maintained village recreation ground. The village also has a cricket club, community centre and church whilst there is easy access to the Bristol ring road which is just 2 miles to the West, whilst the M4 Junction 18 is 4.5 miles to the East.

Property Highlights, Accommodation & Services

- NO ONWARD CHAIN !
- Exciting Renovation in Heart of The Village
- 4 Very Large Double Bedrooms
- 2 Stone Outbuildings
- Swimming Pool
- Mature Garden Laid Mainly To Lawn With Mature Shrubs And Trees
- Large Kitchen / Diner
- Grand Entrance Hall with Stone Staircase
- Circa 1700's
- Council Tax Band - G, South Gloucestershire Council

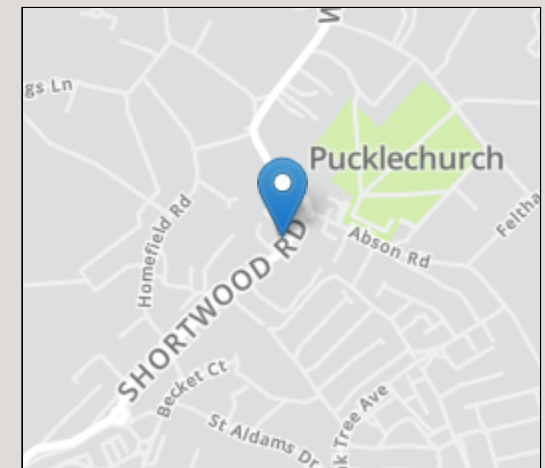
Directions

Leaving the Bristol area and arriving in the village of Pucklechurch on Shortwood Road, the property can be found on your left hand side opposite the local village convenience store.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band G

Tenure - Freehold

Contact & Viewing - Email: chippingsodbury@milburys.co.uk Tel: 01454 318338



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 56 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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