

Milburys

SALES LETTING MANAGEMENT



1 & 2 Wheelbarrow Cottages, Kington, Nr Thornbury, South Gloucestershire, BS35 1NH £750,000

1 & 2 Wheel Barrow Cottages, Kingon, Thornbury, Bristol, BS351NH

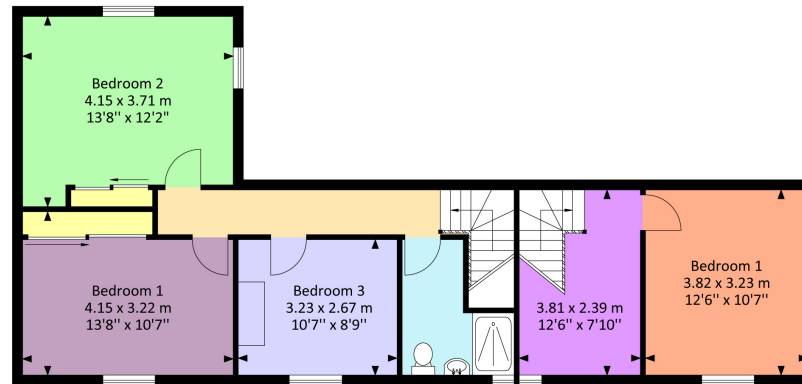
Internal Area (Approx)

1 Wheel Barrow cottages 130.50 Sq.M / 1405.20 Sq.Ft

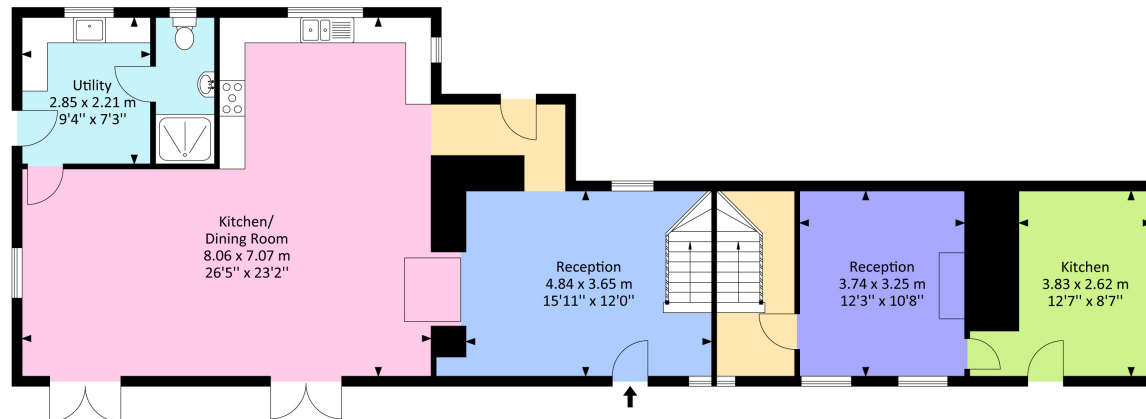
2 Wheel Barrow cottages 55.0 Sq.M / 592.0 Sq.Ft

For identification only. Not to scale.

Produced by Energy Plus



First Floor



Ground Floor
1 Wheel Barrow Cottages

2 Wheel Barrow Cottages



1 & 2 Wheelbarrow Cottages, Kington, Nr Thornbury, South Gloucestershire BS35 1NH

An amazing opportunity has arisen for you to purchase not only in an idyllic location, but scope to create your own detached period home with far reaching views across open countryside. 1 and 2 Wheelbarrow Cottages is currently split into two, (separate titles) the left hand side has been renovated and refurbished, the right hand attached cottage is ready for you to make your own mark. Planning permission has been granted to create one larger property, (PT07/2184/F) or No 2 could remain a self-contained unit, whichever you prefer! An enviable spot, gardens are mainly to the front and side, perfect for budding gardening enthusiasts to create their own oasis. The left hand cottage offers a large open plan kitchen/dining/lounge with a study area/playroom at the far end with a central double sided wood-burning stove, perfectly positioned to heat the whole property on a colder day. Two sets of double doors allow the light to flood in with views across the garden. In addition is a separate utility and shower room/cloakroom. Moving on up to the first floor are three double bedrooms and family shower room. Benefits include double glazing in wooden surrounds in keeping with the period feel, and oil central heating. The right hand cottage requires full refurbishment and scope to create a second kitchen, lounge and on the first floor a bathroom and bedroom, or a principle bedroom with en-suite should you decide to knock through. The choice is yours! And an added bonus, there is no onward chain. We anticipate an immediate response so call now to avoid disappointment.

Situation

Kington is a small hamlet of properties to the west of Thornbury, a thriving market town to the north of the City of Bristol and the M4/M5 interchange, with excellent commuting links via the motorway network and by rail from Bristol Parkway Station (Paddington/South Wales). The High Street offers a wide variety of shops, cafes, pubs and restaurants. Other facilities include the leisure centre, golf course and library, plus open community spaces, parks and sports grounds/clubs. The town is blessed with a number of primary and junior schools, plus The Castle secondary school (www.thecastleschool.org.uk) which is situated on the edge of open countryside close to Thornbury's Tudor Castle, now a luxury hotel.

Property Highlights, Accommodation & Services

- Country Cottage, Currently Two Dwellings (Separate Titles) In An Idyllic Location
- Planning Permission Granted To Convert Into One Fantastic Family Home!
- Separate Attached Property In Need Of Complete Renovation
- Far Reaching Views across Open Countryside And Oldbury Church
- Within Easy Reach Of Thornbury Town Centre And Nearby Oldbury-On-Severn With Its Local Primary School, Pub And Community Shop
- A Plethora Of Footpaths And Country Walks From The Threshold Including The River Severn
- Open Plan Kitchen/Lounge/Dining Room With Wood-Burning Stove
- Three Double Bedrooms And Family Shower Room
- Double Glazing And Oil Central Heating, Outside Storage
- No Onward Chain - Fantastic Opportunity!

Directions

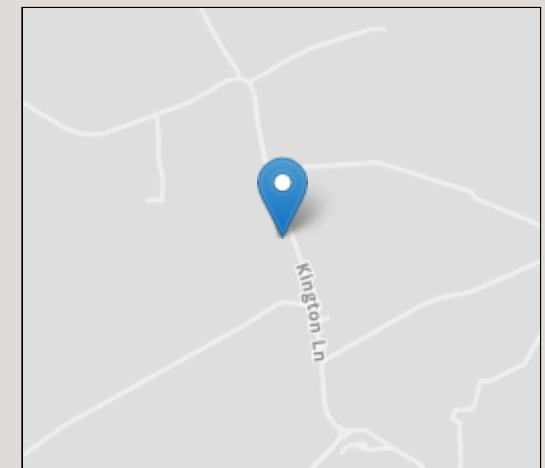
From the pump at the bottom of Thornbury High Street turn into Castle Street and at the bottom of the hill turn left into Kington Lane. Continue along this lane driving through the hamlet and out the other side, towards Cowhill and Oldbury-on-Severn. Wheelbarrow Cottages will be found on the left hand.

Local Authority & Council Tax - South Gloucestershire Council - Tax Band E

Tenure - Freehold

Additional Information - EPC for No 2 Wheelbarrow Cottages Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

(find-energy-certificate.service.gov.uk) Council Tax Band A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Director General DG ENER	2013

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