



**'Weavers Wood House', The Scop, Lower Almondsbury, South Gloucestershire, BS32  
4DU**

Guide  
**£925,000**



2B The Scop, Almondsbury, South Gloucestershire, BS324DU

Internal Area (Approx)

248.30 Sq.M / 2672.60 Sq.Ft

For identification only. Not to scale.

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# 'Weavers Wood House', The Scop, Lower Almondsbury, South Gloucestershire BS32 4DU

This unique 'up-side down' detached village home enjoys an elevated setting amidst some beautiful mature trees, on a generous hillside plot with views. The bespoke design includes a stunning vaulted living space with bi-fold doors to the full-width balcony and terrace - perfect for entertaining family and friends. There is a living area at one end complete with wood-burning stove, a feature wall separating the dining area in the middle, plus a luxury fitted kitchen area with island and integrated appliances at the other end. The hallway runs left to right, all the way through the property. A study at one end, a utility room at the other, the cloakroom in the middle and the staircase leading down to the bedrooms at garden level below. There are six bedrooms altogether - the principal bedroom has a luxury bathroom, the guest room is also en-suite and there is a very smart family bathroom. Bags of space for everyone to spread out, perhaps using one of the bedrooms as a gym or home office. To the front of the property is an area of parking adjoining that of the neighbouring house, each of them having a right of way over both the driveways they share leading up from The Scop. A double garage is set into the lower part of the terraced gardens which then wrap around the property and on into the trees and hillside behind. A fantastic opportunity to own a very special home!

## 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' 2023). 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

- Unique 'Up-Side Down' Detached Village Home
- Elevated Setting Amidst Mature Trees
- Stunning Vaulted Living Space With Bi-Fold Doors To Balcony
- Luxury Fitted Kitchen With Island And Appliances
- Separate Study, Utility Room, Cloakroom
- Six Bedrooms, Two En-Suite, Family Bathroom
- Principal Bedroom With Luxury Bathroom
- Biomass Boiler, Underfloor Heating, Photovoltaic Panels
- Double Garage, Off-Street Parking
- Generous Hillside Plot, With Views

## Directions

From M5 J16, take the A38 north. Cross over the brow of the hill at the end of the short section of dual-carriageway, then turn left into The Scop, just before the pelican crossing. Drop down the hill and, after passing Forest Hill on your right hand side, look out for the entrance to 'Weavers Wood House' on your left. The driveway is shared with one other property and there is a second entrance to the driveway leading back down to The Scop.

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

**Tenure** - Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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