

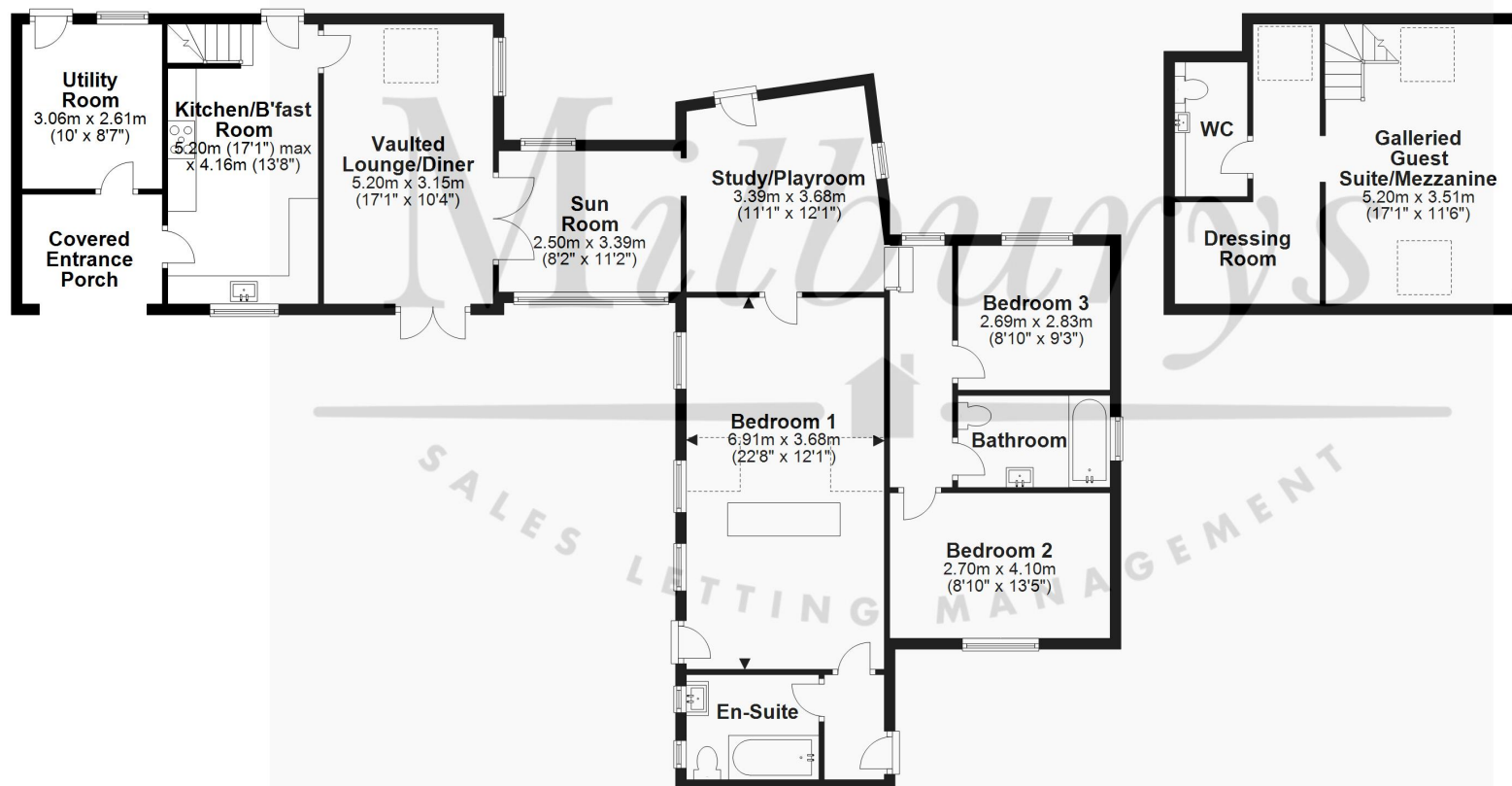
Milburys

SALES LETTING MANAGEMENT



'Fox Barn' Bristol Road, Thornbury, South Gloucestershire BS35 3JA

£680,000



Total area: approx. 169.2 sq. metres (1821.2 sq. feet)

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

# 'Fox Barn' Bristol Road, Thornbury, South Gloucestershire BS35 3JA

This unique barn conversion is tucked away in a secluded setting off Bristol Road, tucked away behind other character homes, with a wooded backdrop. It is situated in excellent proximity for all the benefits of the High Street whilst remaining private and away from main roads. There are many features to catch the eye - the airy accommodation includes a full-height vaulted living space complete with a wood-burning stove, plus a mezzanine 'guest suite' above that doubles up as extra living space with room for visitors. The master bedroom again is vaulted and has a full en-suite bathroom. There are two further bedrooms at the far end and a lovely family bathroom. The barn is entered via a covered internal porch and wood-store, with a door to a very useful utility room/workshop that doubles up as a passage to the rear garden. The fitted kitchen/breakfast room is dual-aspect, overlooking a lovely enclosed stone-walled garden to the front and out over the private garden areas behind. There is gravelled off-street parking to the front. Highly recommended - one of Thornbury's hidden gems! (NB. External images are historic sunny images - we'll be back with fresh ones when the weather improves).

## Situation

Thornbury is a thriving market town where the High Street offers a variety of shops, cafes, pubs and restaurants. Facilities include the Leisure Centre, Golf Course and Library. The town is blessed with a number of primary and junior schools, plus The Castle secondary school ([www.castle.gloucs.sch.uk](http://www.castle.gloucs.sch.uk)) which is situated on the edge of open countryside close to Thornbury Castle.

## Property Highlights, Accommodation & Services

- Unique Barn Conversion, Secluded Setting, Walking Distance To High Street
- Character, Personality And A Wealth Of Period Features Including Vaulted Ceilings And Stone Walls
- Three Separate Reception Areas Including Lounge With Wood-Burning Stove
- Fitted Kitchen With Hatch To Lounge And Door To Garden
- Principle Bedroom With Vaulted Ceiling, Separate Dressing Area And En-Suite Bathroom
- Two Further Double Bedrooms And Family Bathroom • Mezzanine - Ideal As An Occasional Bedroom With Cloakroom
- Gas Central Heating, Double Glazing, Mains Drainage • Off Street Parking
- Enclosed Stone Walled Garden To Front, Further Gardens To Rear
- Option To Rent Further Outside Space From South Gloucestershire Council - Fees Apply

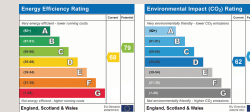
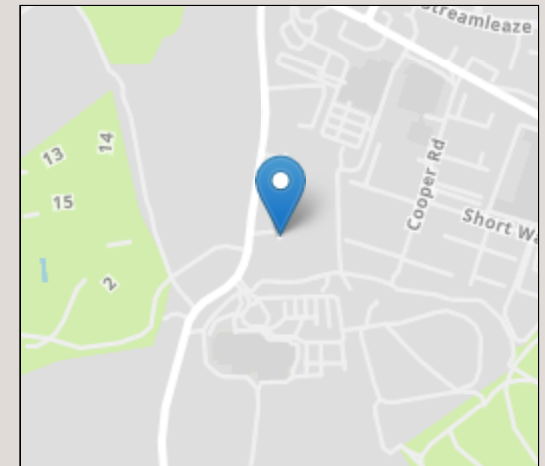
## Directions

Travelling into Thornbury from the south, drop down from the A38 along the Bristol Road passing the Leisure Centre on your right. You will see a fine old Farmhouse elevated on your right hand side. Fox Barn is tucked away behind it, so take the driveway immediately after and drive up to the top bearing right at the end.

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

**Tenure** - Freehold

**Contact & Viewing** - Email: [thornbury@milburys.co.uk](mailto:thornbury@milburys.co.uk) Tel: 01454 417336



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