

Milburys

SALES LETTING MANAGEMENT



The Byre, Duck Street, Tytherington, South Gloucestershire GL12 8QB

£725,000

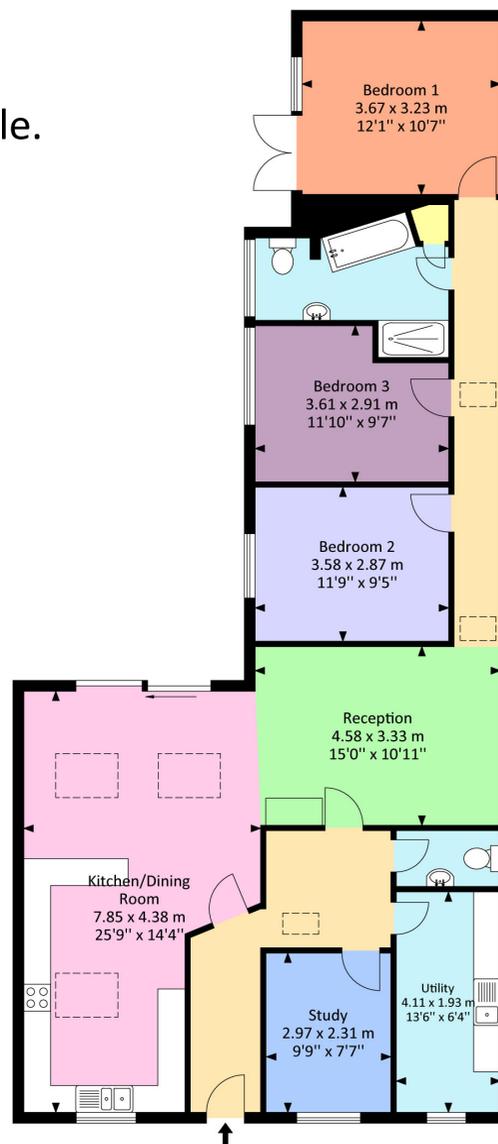
The Byre, Duck Street,
Tytherington, South Gloucestershire, GL128QB

Internal Area (Approx)

122.40 Sq.M / 1318.00 Sq.Ft

For identification only. Not to scale.

Produced by Energy Plus



Ground Floor

The Byre, Duck Street, Tytherington, South Gloucestershire GL12 8QB

If you're seeking a home with character and a countryside setting, The Byre is an ideal choice. Nestled in Tytherington, a charming village in South Gloucestershire, this property seamlessly combines rustic charm with modern amenities. Despite its rural setting, The Byre is conveniently located near the vibrant city of Bristol. You get the best of both worlds—tranquility and urban accessibility. As you arrive, a fully graveled gated driveway welcomes you. There's ample parking space for your convenience. The barn's exterior is adorned with Cotswold stone, adding to its curb appeal. Step inside to discover beautiful character features, including exposed wooden beams and vaulted ceilings. These architectural elements create a warm and inviting atmosphere. The kitchen boasts modern appliances and sleek finishes, ensuring both functionality and style. An open-plan, modern kitchen/lounge/dining room with a log-burning stove as a focal point. It includes a large utility/boot room, a convenient WC, and a study/ fourth bedroom. The property boasts three double bedrooms and a family bathroom with a separate shower. The master bedroom offers double doors that open to the flat rear garden, an ideal spot for morning coffee. The rear garden is flat, beautifully landscaped, and includes an outbuilding shed. A real gem sat in a fantastic village, ready and waiting for its next owner!

Situation

The village of Tytherington is situated a short drive south of M5 Junction 14 - ideal for commuters to Bristol or Cheltenham/Gloucester and Parkway Railway Station is a 20 minute drive. The nearby local centres of Thornbury and Wotton-under-Edge provide excellent shopping facilities and amenities. The village has a Community Shop with Post Office, The Swan public house, St James Parish Church, a children's play park and a football club, Tytherington Rocks. Please click on <https://mythornbury.co.uk/thornbury/tytherington> for further information.

Property Highlights, Accommodation & Services

- Detached Barn Conversion • Stunning Vaulted Open-Plan Living, Kitchen/ Dining Space • Three Double Bedrooms
- Beautiful and Cleverly Designed Landscaped Garden • Modern Fitted Kitchen • Air Source Heat Pump AND Solar Panels
- Double Glazing • Focal Point Wood-Burning Stove • Handy WC & Utility/ Boot Room • Ample Driveway Parking
- Stunning Village Location

Directions

Travelling into the village from the direction of the A38, pass under the M5 bridge, drop down the hill, drive past 'The Swan' pub on you right and The Byre is the second house after the pub on the right.

Local Authority & Council Tax - - Tax Band D

Tenure - Freehold

Contact & Viewing - Email: thornbury@milburys.co.uk Tel: 01454 417336



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	97	98
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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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