



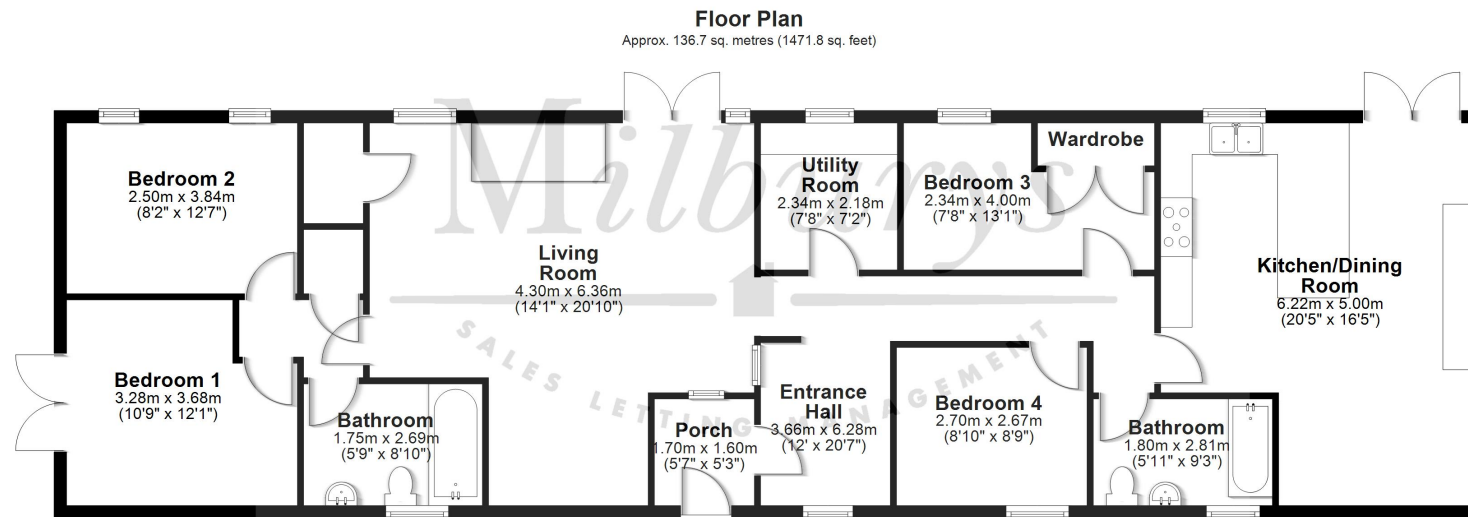
Milburys

SALES LETTING MANAGEMENT



3 Laurel Cottage Eastwood Park, Falfield, South Gloucestershire, GL12 8DA

£699,999



Total area: approx. 136.7 sq. metres (1471.8 sq. feet)

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



3 Laurel Cottage Eastwood Park, Falfield, South Gloucestershire GL12 8DA

This unique barn conversion maintained to a high standard, is one of a clutch of rural properties centred around what was formerly the home farm and kitchen garden to neighbouring 'Eastwood Park' and graced with character thanks to its high vaulted ceilings and exposed beams. The barn sits on the edge of an open courtyard with a generous private manicured rear garden of a westerly aspect, complemented by additional space to the side featuring ripe apple trees, two large secure sheds, plus an al-fresco bar and an enclosed entertaining space. The living accommodation includes a fantastic lounge/diner with a wood-burning stove, French doors allowing access to the garden and ample space for a dining suite. The fabulous kitchen/breakfast/family room again has French doors, a quality range of fitted cabinets and integrated appliances, breakfast bar and room for soft furnishings. There are four bedrooms, the principal bedroom offers fitted wardrobes, French doors to its own private garden area and hot-tub. The accommodations is completed by two bathrooms both with shower over bath. Externally, parking is to the front plus additional gated space to the side. The garage is unique in its own right, with its temperature control, power, light and wifi allowing it to double up as a home office. This truly is a one of a kind property not to be missed. NO CHAIN!!

Situation

The village of Falfield is situated just to the west of junction 14 of the M5 ideal for commuting to Gloucester to the north and Bristol to the south. There are nearby primary schools in Stone and Tortworth and secondary schools include The Castle School in Thornbury and Katharine Lady Berkeley's in Kingswood, Gloucestershire. Falfield benefits from a village post office and general stores, public house and church. A more extensive range of shopping and leisure facilities can be found in Thornbury approximately 4 miles to the south.

Property Highlights, Accommodation & Services

- Semi Detached Mews Style Barn Conversion Maintained To A High Standard
- Rural Courtyard Setting North Of Thornbury Adjacent To 'Eastwood Park'
- Character Rooms With Vaulted Ceilings And Exposed Beams
- Four Bedrooms, Principal Bedroom Offering Fitted Wardrobes And French Doors To A Private Garden Area
- Lounge/Diner With Wood-Burning Stove And French Doors To Rear • Spacious Kitchen/Diner/Family Room With Separate Utility
- Two Family Bathrooms With Shower Over Bath • Off Street Parking, Large Secure Sheds And Garage • No Onward Chain!

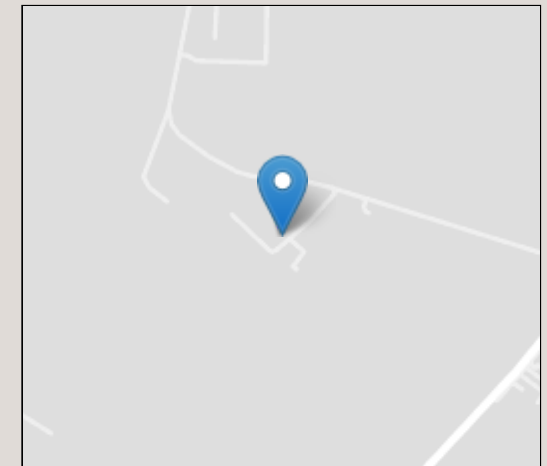
Directions

From J14 of the M5 take the A38 southbound. Pass through the village of Falfield then look out for the entrance to Eastwood Park on your right hand side. Drive up through the avenue of trees, pass the garden centre on your left then take the next left hand turning into the courtyard and complex of homes. No.3 is at the end on your right hand side.

Local Authority & Council Tax -

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(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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