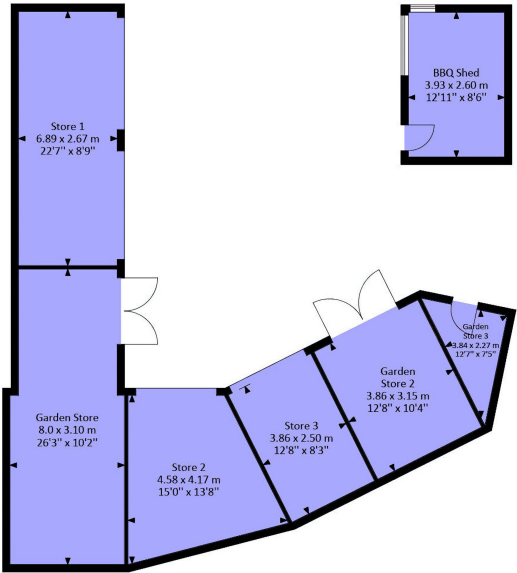




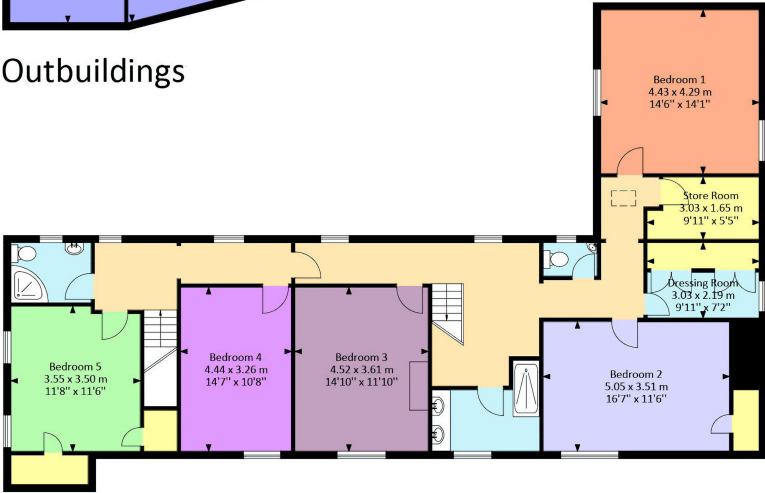
Morton Maypole, Lower Morton,
 South Gloucestershire, BS351LB
 Main Internal Area (Approx)
 339.60 Sq.M / 3655.10 Sq.Ft
 Outbuilding Area (Approx)
 94.8 Sq.M / 1019.90 Sq.Ft
 For identification only. Not to scale.
 Produced by Energy Plus



Ground Floor



Outbuildings



First Floor

'Morton Maypole', Morton Street, Thornbury, South Gloucestershire BS35 1LB

Quite simply a lovely family home, full of character, with plenty of space inside and outside for everyone to spread out, to enjoy their hobbies and to entertain family and friends. This substantial character home is tucked away in a rural setting convenient for the market town of Thornbury. It enjoys an elevated country lane setting amidst beautiful mature gardens and grounds of circa 0.66 acres, its front elevation hidden from view affording privacy and seclusion. There is plenty of parking, useful stone outbuildings and a plethora of country walks right from the threshold. A welcoming hallway with a tessellated floor leads to generous accommodation, with twin staircases and annexe potential. The drawing room, possibly the oldest room in the house, has a shuttered window keeping out inclement weather whilst cosying up around the 'inglenook fireplace' and wood-burning stove. This leads through to the study/music room, with a French door to a secluded walled garden elevated above the lane. The dual-aspect 'farmhouse' kitchen is the heart of this wonderful home, with a central island for everyday meals, window seats for enjoying a book or chat, and plenty of space for formal dining. Steps lead down from here into the games room and on again into the family room. There is a gym, with a shower room just outside, plus a useful utility/boot room off the main hallway. Moving upstairs, a long landing runs across the rear, with five double bedrooms, a dressing room/walk-in wardrobe, a family bathroom and separate shower room. Practical matters include replaced Georgian style double-glazing, oil central heating and private drainage (in conjunction with the neighbouring barn conversion - please enquire for more details). If you are looking for somewhere private, away from 'hustle and bustle', yet with the benefits of local shops and schools just a short drive away, this could be just the place!

Situation

Thornbury is 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 part-pedestrianised High Street offers a wide variety of shops, cafes, pubs and restaurants. Other facilities include the leisure centre, golf course and library, 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.the.castleschool.org.uk) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

Property Highlights, Accommodation & Services

- Substantial Detached Character Home In Convenient Rural Setting North Of Thornbury
- Beautiful Mature Gardens And Grounds Of Circa 0.66 Acres
- Elevated Country Lane Setting, Plenty Of Parking, Stone Outbuildings/Sheds
- Fantastic Family Accommodation With Twin Staircases And Annexe Potential
- Drawing Room With Shuttered Windows, 'Inglenook Fireplace', Wood-Burning Stove And Flagstone Floor
- Study/Music Room, With Fitted Furniture/Shelving And French Door To Secluded Patio With The 'Hole In The Wall'
- Dual-Aspect 'Farmhouse' Kitchen With Central Island, 'Everhot' Range And Window Seats
- Games Room, Family Room. Gym, Ground Floor Shower Room, Utility/Boot Room
- Five Double Bedrooms, Family Bathroom, Shower Room
- Double-Glazing, Oil Central Heating, Private Drainage

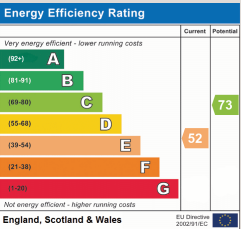
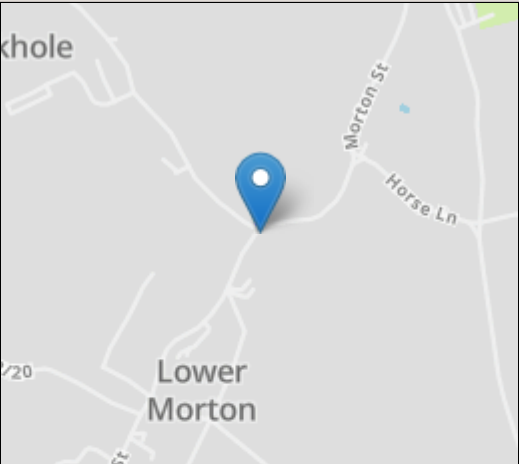
Directions

Leaving Thornbury on the Gloucester Road, just before the edge of town take the left turning into Butt Lane and drop down the hill. As you go through the 'S' bend turn right into Morton Street. Follow the lane, passing a farm on the left before rising up again. At the brow of the hill you will find the entrance to 'Morton Maypole' on your right hand side, just before the next joining of lanes.

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

Tenure - Freehold

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



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