



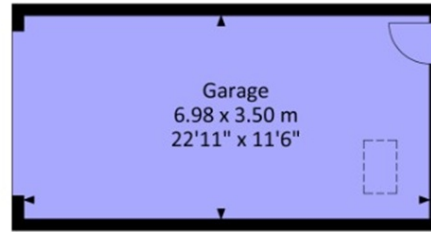
Eilean Glas, Down Road, Alveston, Bristol, BS35 3JQ

Internal Area (Approx)

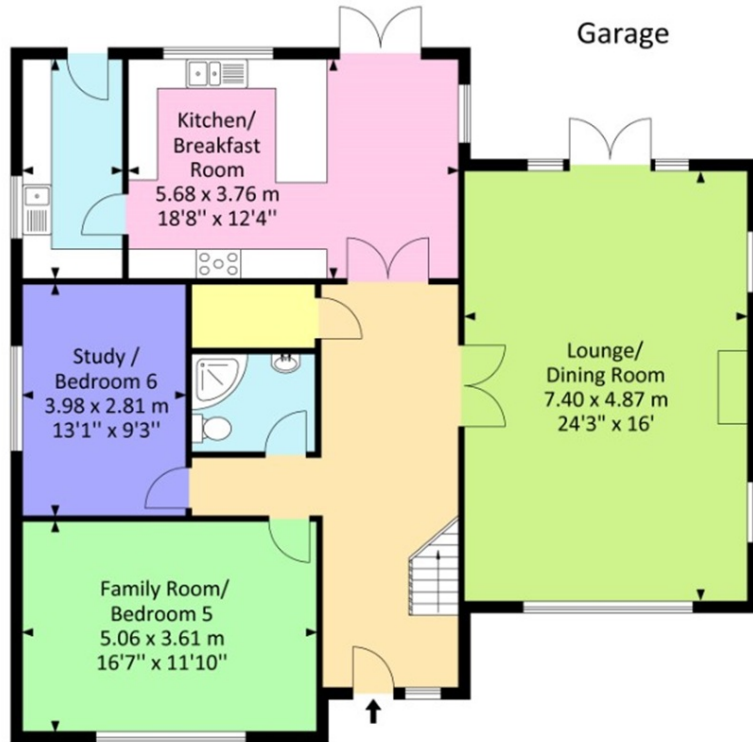
249.80 Sq.M / 2688.4 Sq.Ft

For identification only. Not to scale.

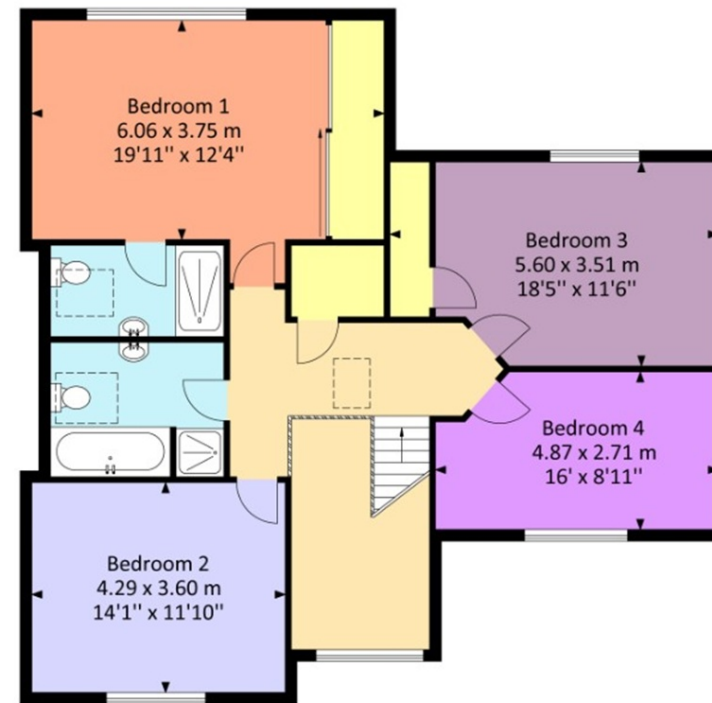
Produced by Energy Plus



Garage



Ground Floor



First Floor

# Eilean Glas Down Road, Alveston, South Gloucestershire BS35 3JQ

Tucked away at the end of a private driveway, not visible from the road, is Eilean Glas, an individually designed property, set in the heart of the village, a level walking distance to local shops, St Helen's Primary and Marlwood Secondary school. Light and space is in abundance, set around a full height glazed entrance hall leading through to the generous double aspect lounge/dining room with wood-burning stove and French doors to the garden, a separate study/bedroom six, and smart fitted kitchen/breakfast room. There are five double bedrooms in total, one on the ground floor with adjacent shower room, plus family bathroom and an en-suite shower to the principal bedroom along with full width fitted wardrobes and vaulted ceiling. Outside is equally impressive, the property sits centrally on its plot with well tended gardens to both front and rear plus a vegetable plot to the side, all bounded by a fine old stone wall and fencing. Further benefits include a single garage and workshop at the rear, plus off-street parking. Be the first to view! (please note - photographs taken in 2021)

## Situation

Alveston is a village north of Bristol, some 4.3 miles from the M4/M5 interchange at Almondsbury, 7.2 miles from Bristol Parkway Station and 10.5 miles from the City Centre. The Severn Bridge and the M48 (M4/South Wales) are 4.6 miles to the west. - ideal for commuters. It boasts a secondary school, [www.marlwood.com](http://www.marlwood.com) and St. Helen's Primary School, plus a useful parade of shops - including an award-winning butcher, a post office, a public house and a hotel. The market town and local centre of Thornbury is 1.3 miles to the north.

## Property Highlights, Accommodation & Services

- Individually Designed Detached Family Home
- Fantastic Family Space - Light And Space In Bucket Loads
- Walking Distance To Local Shops, St Helens Primary And Marlwood Secondary School
- Welcoming Entrance Hall With Full Height Glazed Window And Engineered Oak Flooring
- Double Aspect Lounge/Dining Room With Wood-Burning Stove, Separate Generous Reception Room/Bedroom Five And Study/Bedroom Six
- Fitted Kitchen/Breakfast Room, Separate Utility, Ground Floor Shower Room (Adjacent To Bedroom Five)
- Principal Bedroom With Vaulted Ceiling, En-Suite Shower Room And Fitted Wardrobes
- Three Further First Floor Double Bedrooms And Generous Family Bathroom
- Landscaped Gardens Bounded By A Stone Wall and Fencing, Ornamental Pond, Vegetable Plot
- Larger Than Average Single Garage With Workshop At Rear - Off-Street Parking For Multiple Vehicles

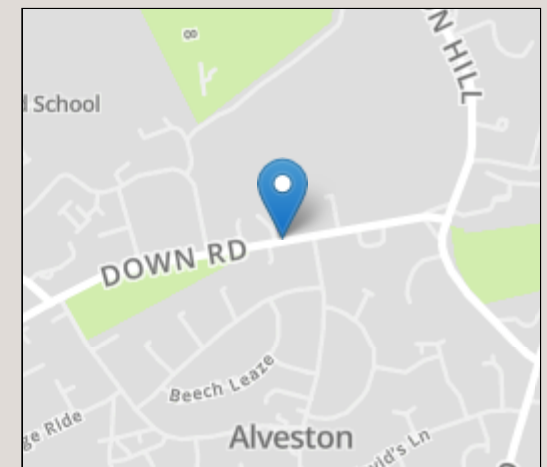
## Directions

Heading north on the A38 at the Hyundai Garage turn left towards Thornbury. Take the first left opposite The Ship Inn into Down Road. Continue along looking out for Greenhill Road on your left hand side. The entrance to Eilean Glas can be found a short distance further on the right visible by our Milburys For Sale Board

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

[www.southglos.gov.uk](http://www.southglos.gov.uk) Council Tax Band F **Tenure** - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(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		80	85

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