

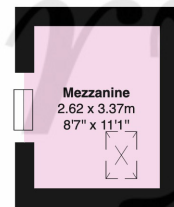
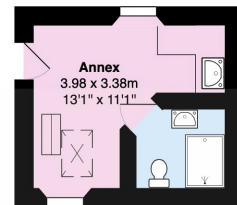
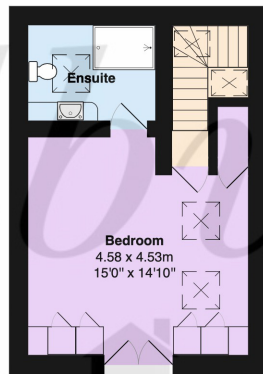
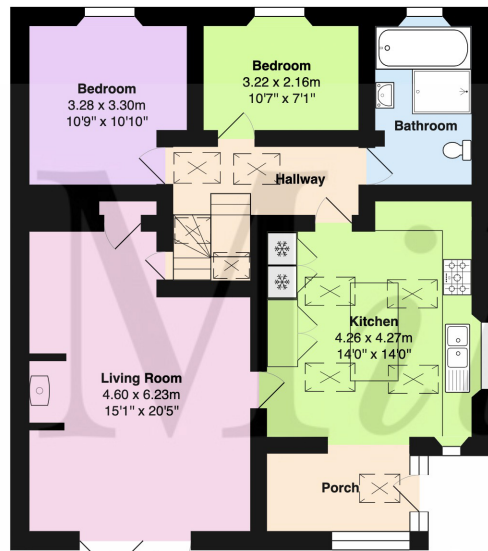
Milburys

SALES LETTING MANAGEMENT



The Old Forge, Yate Road, Iron Acton, South Gloucestershire, BS37 5JL

£695,000



Outbuilding
 Area: 11.4 m² ... 123 ft²

Total Area: 159.3 m² ... 1714 ft²

This plan is for illustrative purposes only and should only be used as such.



The Old Forge, Yate Road, Iron Acton, South Gloucestershire BS37 5JL

Welcome to 'The Old Forge'! We are excited to present this wonderful detached family home, which has undergone an impressive and meticulous renovation by its current owners. This quaint former cottage and stable block was an active forge from circa 1845 - 2008 and now completely unrecognizable as a superb residential dwelling! Set in popular Iron Acton, this charming property offers much more than meets the eye. Accessed via private double gates, the first impressions will not disappoint as you are greeted with a secluded oasis. The main house has been completely modernized with mains gas central heating and re-wiring. It welcomes you in through a light and bright entrance lobby with views out to the garden and clever storage, you are then enticed through to the hub of the home - a STUNNING bespoke hand built kitchen (Tom Howley). A lovely space boasting a vaulted ceiling with exposed beams, a central island with quartz tops, integrated appliances making a cooks dream with amazing amounts of storage. From here you venture into a large lounge/dining room, also beautifully restored with exposed brickwork, feature log burner and bi-folding doors soaking up the garden views. To the front you will find two good size bedrooms and a stylish family bathroom, then moving to the first floor via a light filled staircase, there is a glorious master bedroom complete with fitted wardrobes, Juliette balcony and an attractive ensuite shower room. Moving outside, a large gravelled area provides secure parking with an electric car charging point. Then a beautifully landscaped walled garden instantly impresses with a lawned area, raised beds and two sociable seating areas. Tucked in the corner of this pretty garden is a superb stand alone office space or garden room, fully detached and insulated with power, light, WIFI connection to house and underfloor heating. Then in addition to this, you will find an amazing self contained 1 bedroom studio, fitted with underfloor heating, WIFI, a kitchenette, shower room and mezzanine sleeping area. This could make an ideal guest annex or Airbnb perhaps! A unique and charming property with versatile uses!

Situation

The picturesque village of Iron Acton is located between the market town of Chipping Sodbury and the villages of Winterbourne and Frampton Cotterell. It has a charming conservation High Street with many period properties, plus there are beautiful countryside surroundings including the Frome Valley River Walkway. It benefits from its own primary school, village green with traditional Maypole, church, village hall, children's play area, tennis courts, two public houses and of course the annual 'Proms in the Meadows'! Nearby there is also the garden centre with its own coffee shop. Adjacent to the church the beautiful Old Rectory is now a private therapy clinic offering a range of treatments. There are excellent road links to Bristol and motorway junctions for the M32/M4 and M5, with the M4 junction being approx. 6.9 miles away. Yate train station is circa 3 miles away and has a direct link to Bristol, whilst Bristol Parkway Railway Station is approx. 6.6 miles from the village.

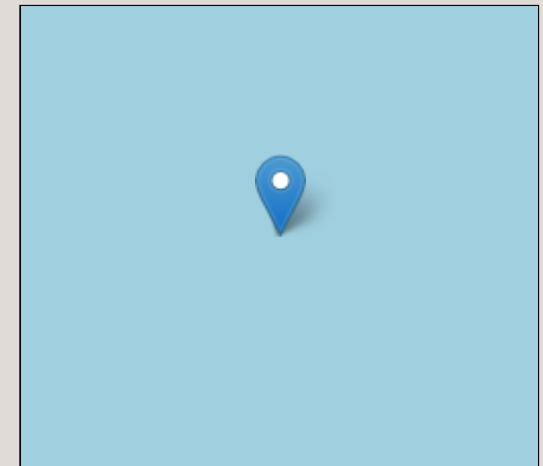
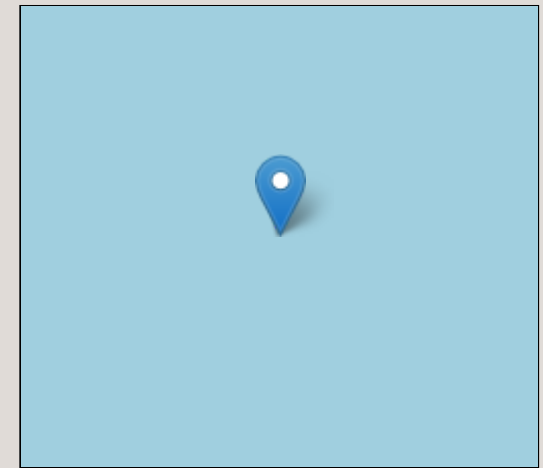
Property Highlights, Accommodation & Services

- Wonderful Detached Period Property
- 3/4 Bedroom Period Property
- Fully Renovated And Beautifully Presented Throughout
- Separate 1 Bedroom Annexe AND Garden office
- Stunning Bespoke Fitted Kitchen
- Family Bathroom and Ensuite to Master
- Non Estate Setting with Attractive Walled Garden
- Mains Gas Plus Private Drainage (twin chamber Cess Pit with high pressure pump into a soak away system).
- Secure Gated Parking
- Council Tax Band B - South Gloucestershire Council

Directions

Leaving Yate and heading for Iron Acton, pass Yate Town Football Club on Yate Road, then at the large roundabout take the second exit onto

IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	77	
(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	



