

Milburys

SALES LETTING MANAGEMENT



Elberton Forge, Redhill Lane, Elberton, South Gloucestershire BS35 4AE

Guide Price £720,000

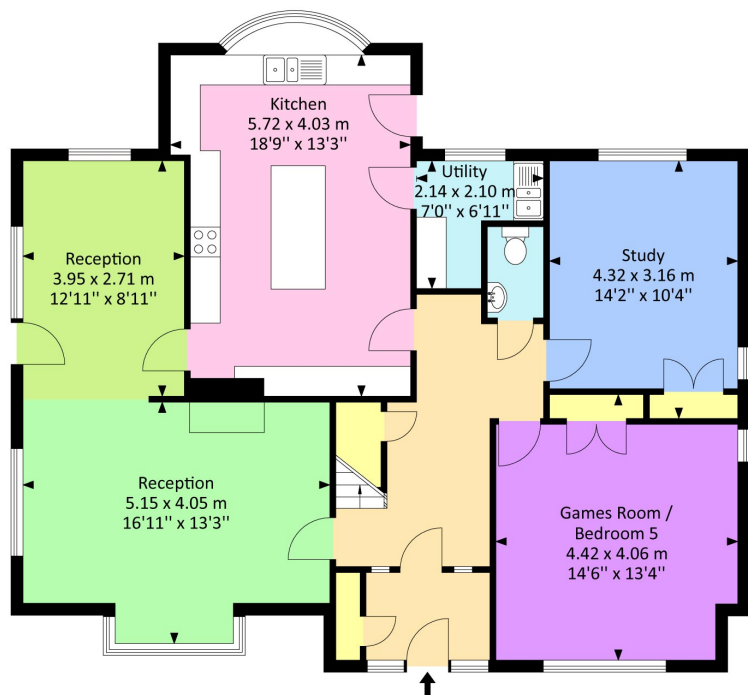
Elberton Forge, Redhill Lane, Elberton, South Gloucestershire, BS354AE

Internal Area (Approx)

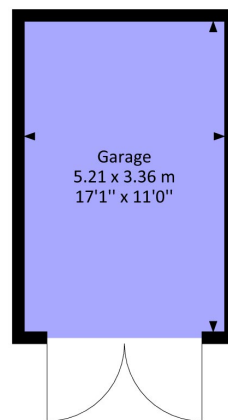
204.40 Sq.M / 2199.90 Sq.Ft

For identification only. Not to scale.

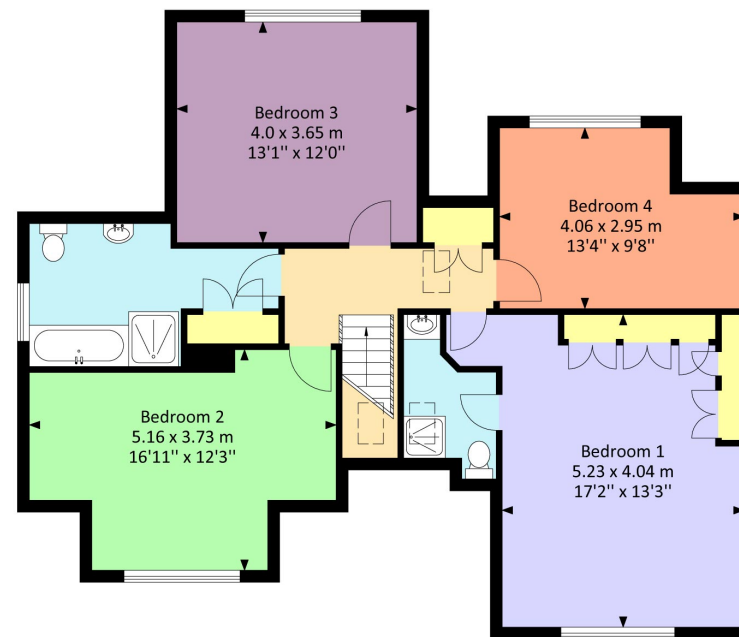
Produced by Energy Plus



Ground Floor



Garage



First Floor

# Elberton Forge, Redhill Lane, Elberton, South Gloucestershire BS35 4AE

Once the village forge, 'Elberton Forge' has been converted and extended over time to create a fantastic detached home, situated in a rural hamlet and yet within easy reach of Bristol, South Wales and the M4. Offering circa 2000 sq ft of accommodation, there is plenty of space for a growing family. Step through a picket fence which leads to the front porch and you will be instantly drawn to the mature garden, a haven for all age groups to enjoy! Once inside you will discover a dual-aspect lounge with welcoming wood-burning stove in a stone fireplace surround, leading through to the open-plan dining area with patio doors to the garden. The smart fitted kitchen/breakfast room has a central island, integrated appliances and at the far end is a useful utility room. Back to the entrance hall and, on the right hand side, are two further receptions (or ground-floor fifth bedroom perhaps next) with a cloakroom adjacent. Continue up to the first floor where you will find four double bedrooms, bedroom one with its own en-suite shower room and fitted wardrobes, plus the family bathroom with separate shower cubicle. Gardens surround the property, a mix of generous areas of lawn, an abundance of mature trees, plants and shrubs plus a gazebo - the perfect place to relax and entertain on warmer days. To the side you will find a gravel driveway for off-street parking leading to the single garage. We look forward to sharing with you this special property!

## Situation

Elberton is a Hamlet on the outskirts of the village of Olveston, one of the premier South Gloucestershire villages, quite self-contained with a range of shops – butcher, baker, grocery/newsagent/off-license – a village pub, The White Hart and an excellent primary school. The nearest secondary schools are Marlwood at Alveston, 2.3 miles to the north-east and The Castle School in Thornbury, 3.5 miles. The local centre and market town of Thornbury is 3.5 miles to the north-east and The Mall at Cribbs Causeway, off J17 of the M5, is 6 miles to the south. The Severn Bridge and J1 of the M48 is 2.5 miles to the north-west of the village. Bristol Parkway Station is 8 miles distance.

## Property Highlights, Accommodation & Services

- Individual Detached Character Home, Bags Of Space For Family Living
- Rural Hamlet Setting Convenient For M48 J1 And Motorway Network
- Mature And Beautifully Kept Gardens, Garden Shed, Gazebo - Perfect For Entertaining
- Lounge With Wood Burning Stove, Separate Dining Area, Study/Playroom
- Fitted Kitchen With Granite Look Worktops And Space For Table And Chairs, Separate Utility Room
- Four Double Bedrooms On The First Floor, Bedroom One With En-Suite, Family Bathroom With Separate Shower
- Ground Floor Bedroom/Additional Reception Room With Adjacent Cloakroom
- Single Garage And Off-Street Parking
- Oil Central Heating, Double Glazing, Private Draining System For Waste Only

## Directions

Travelling north on the A38 turn right into Fernhill, just after the motorway bridge. Proceed into Tockington Village taking the left hand fork and left again at the T junction towards Olveston. Travel through Olveston village looking out for a right hand turn just past the church into Elberton Road. Continue along this lane into the hamlet of Elberton turning left at the sharp right hand bend into Redhill Lane. Elberton Forge is the first property on the right hand side.

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

**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		74
(55-68)	D	56	
(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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