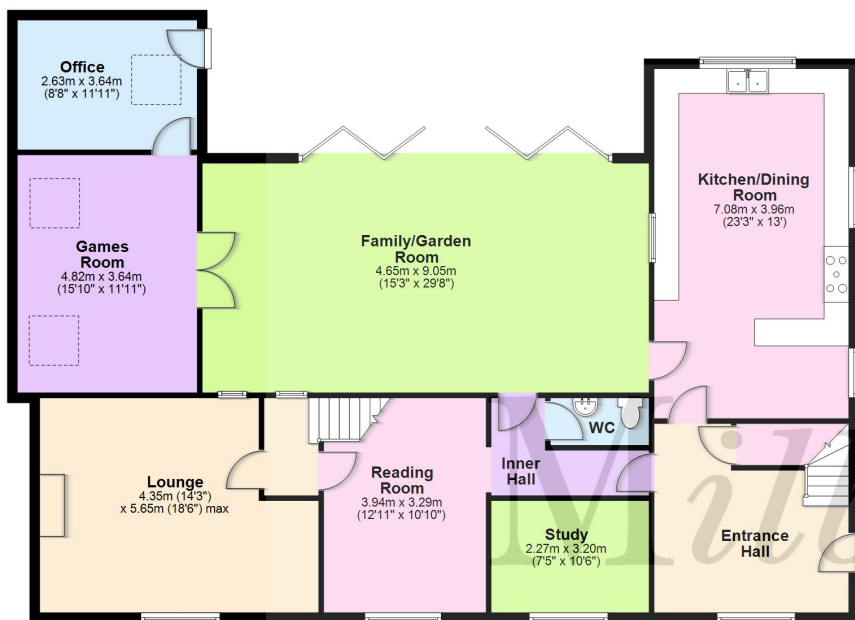




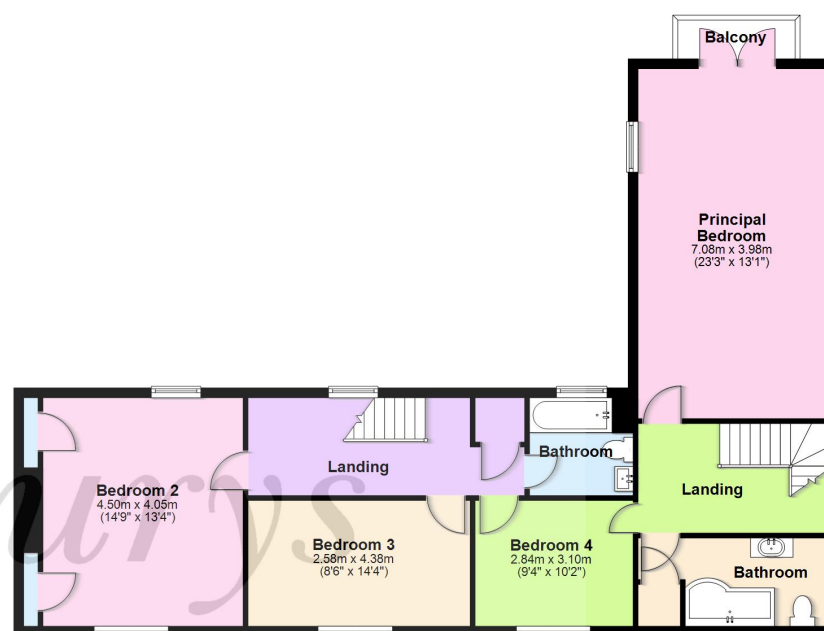
Ground Floor

Approx. 173.3 sq. metres (1865.7 sq. feet)



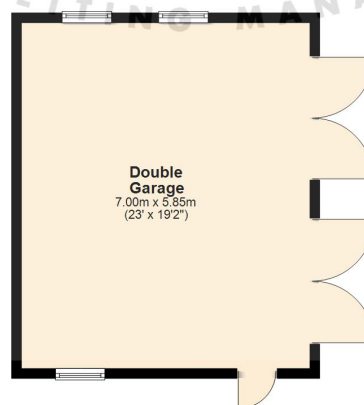
First Floor

Approx. 101.4 sq. metres (1091.5 sq. feet)



Double Garage

Approx. 41.0 sq. metres (440.8 sq. feet)



Total area: approx. 315.7 sq. metres (3398.0 sq. feet)

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

'Holly Cottage', Over Lane, Almondsbury, South Gloucestershire BS32 4DF

This substantial country cottage sits at the head of a beautifully tended plot of circa 0.2 acres. Of particular note is the magnificent garden/family room with two glazed lanterns in the roof and folding doors that slide across to connect the interior with the private sunny (weather permitting) terrace behind - fantastic space for entertaining family and friends, inside and out. The principal bedroom has French doors opening on to a balcony with far-reaching views out across the gardens towards the Severn Estuary and beyond. There are four first floor bedrooms and two bathrooms, plus additional rooms on the ground floor that might be converted into extra bedrooms or annex space. Living accommodation includes a lounge with fireplace, a reading room, study, games room and an office with an independent door to the garden - a great work from home space. Overlooking the garden is a beautifully fitted kitchen/dining room with granite work-surfaces and plenty of space for family meals. Practical benefits include Upvc double-glazing and gas central heating. At the far end of the lawn is a spacious glazed structure/pavilion that currently houses a large ornamental pool. Beyond this is a double garage and plenty of gravelled parking (There is a convenient extra space right next to the rear of the cottage. Vehicular access is to the right-hand side, across the driveway leading to 'Holly Barn', an independent property tucked away on the edge of the field behind). Everything is presented 'just so', inside and out, a credit to the current owners. If you are looking for somewhere combining 'mod cons' with character, in a generous plot convenient for Bristol and the M5, this could be right up your street!

Situation

Almondsbury is the first village to the north of the M4/M5 interchange, ideally suited for commuters looking for a more rural lifestyle whilst remaining within easy reach of the city of Bristol. It has a popular primary school at the heart of the village (Ofsted 'Outstanding' 2023). A little further out, the local centre and market town of Thornbury offers a variety of shops, restaurants and a leisure centre. At the hub of Almondsbury are the village shop (www.almondsburycommunityshop.org.uk), the parish church of St. Marys, The Bowl public house, the doctors surgery and dental practice. The Mall at Cribbs Causeway is just the other side of M5 J17 and Parkway Station is approximately 3.7 miles to the south.

Property Highlights, Accommodation & Services

- Substantial Country Cottage, Far-Reaching Views
- Sitting At The Head Of Circa 0.2 Acre Plot
- Magnificent Garden/Family Room With Folding Doors
- Four Bedrooms And Ground-Floor Annexe Potential, Two Bathrooms
- Lounge, Reading Room, Study, Games Room, Office
- Beautifully Fitted Kitchen/Dining Room
- Glazed Garden Structure/Pavillion
- Double Garage, Off-Street Parking
- Upvc Double-Glazing, Gas Central Heating

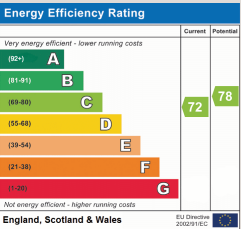
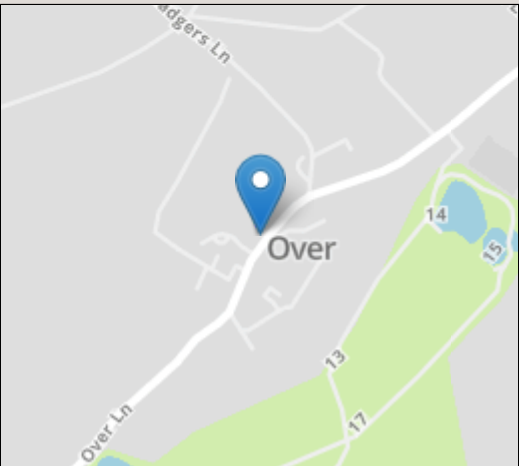
Directions

From J17 of the M5 take the B4055 north. Take the first right-hand turning, drop down the hill and at the T-junction turn right again into Over Lane. Pass the entrance to Over Court on your right, 'Hydrock'/'Mojo Active' on your left, then 'Holly Cottage' is the next property on the left hand side. The driveway is immediately after the cottage.

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

Tenure - Freehold

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



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