

Milburys

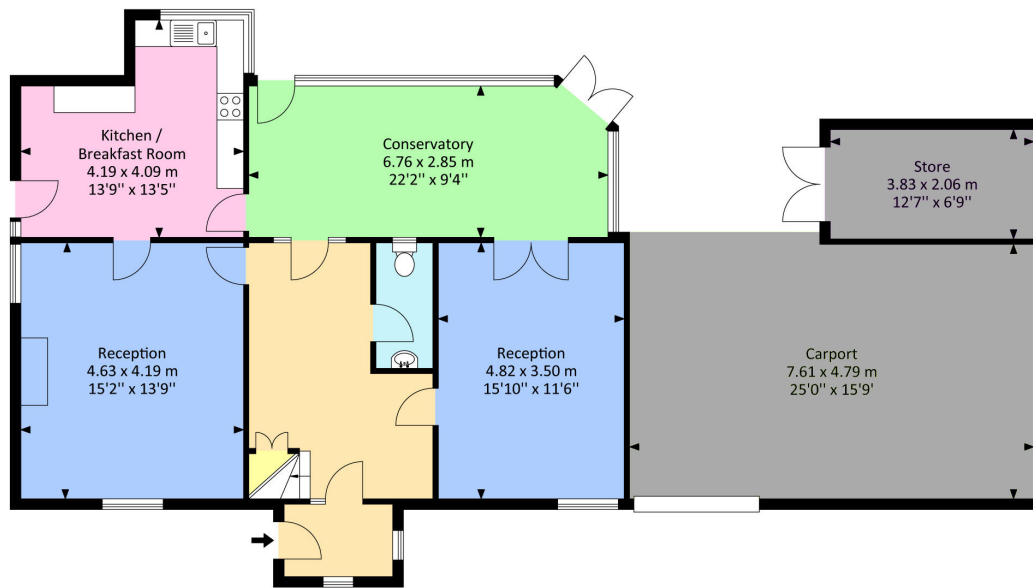
SALES LETTING MANAGEMENT



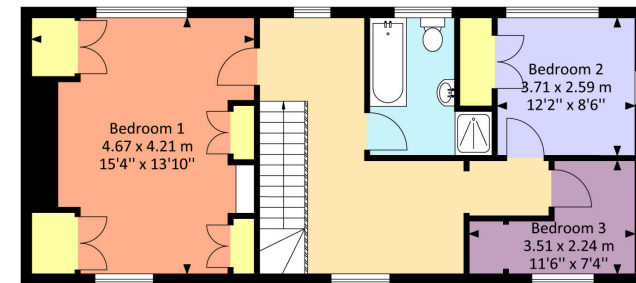
7 The Pound, Lower Almondsbury, South Gloucestershire BS32 4EF

£750,000

7 The pound, Lower Almondsbury,
South Gloucestershire, BS324EF
For identification only. Not to scale.
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Ground Floor



First Floor

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This is an exceptional chance to acquire and personalise a stunning detached period home within the conservation area of Lower Almondsbury, conveniently located just a short stroll from the heart of the village. The property is perched at the front of a magnificent 0.452-acre plot featuring elegant formal gardens and a charming orchard at the rear. Offered for sale with approved plans for a contemporary two-story rear extension (P24/00669/HH), this update will bring the cottage into the 21st century, adapted for modern family life. The proposed extension includes an open-plan kitchen/family room with garden views, plus two additional bedrooms and a new bathroom upstairs. The completed home would boast four bedrooms, en-suite and family bathrooms, two separate reception rooms, a cloakroom and a utility room. The gardens are a true highlight, impeccably kept and divided from the orchard by an old stone wall. Vehicle entry is through the electric garage door on the right side, leading to a sheltered carport and storage area. A truly unique offering, not to be missed - book your viewing today!

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' 2017). 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 one junction further down the M5 and Parkway Station is approximately 3.7 miles to the south.

Property Highlights, Accommodation & Services

- Detached Period Home - Conservation Area
- Circa 0.452 Acres Formal Gardens And Orchard
- Central Village Location Within Walking Distance Of Amenities And Country Rambles From The Threshold
- Planning Consent Passed For A Rear Double Extension (P24/00669/HH)
- Entrance Hall With Parquet Flooring, Ground Floor Cloakroom
- Two Separate Reception Rooms, Lounge With Fireplace
- Fitted Kitchen, Double Glazed Conservatory
- Three Bedrooms, Family Bathroom
- Off-Street Parking, Car-Port
- Double Glazing And Oil Central Heating

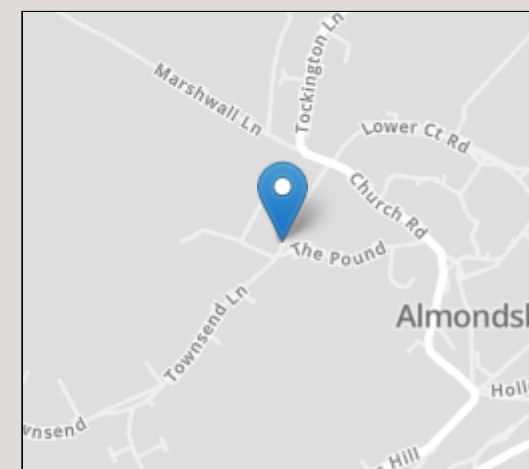
Directions

From junction of the M5 take the A38 north. Take the third left into Over lane at the crest of the hill. Turn right at the war memorial into Sundays Hill. Drop down past the village school turning left into The Pound just before the community shop. You will pass some modern houses on your right hand, follow the lane round and No 7 The Pound will be found on your left hand side.

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

Tenure - Freehold

Contact & Viewing - Email: 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		80
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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