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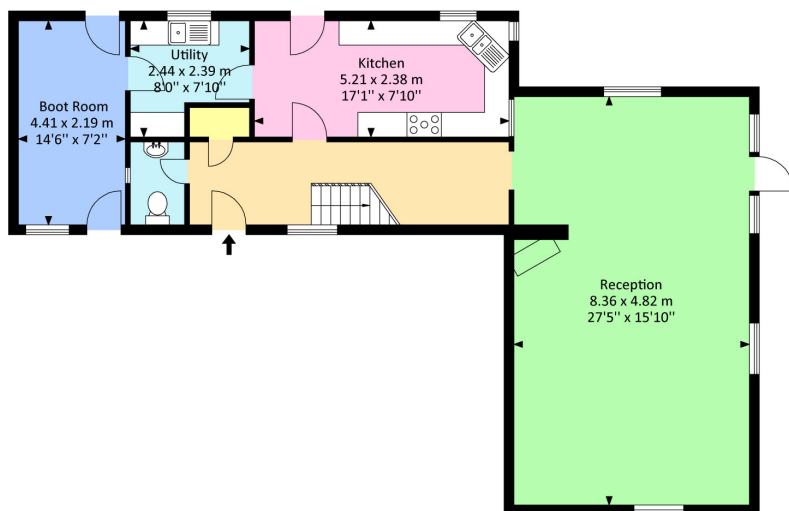
SALES LETTING MANAGEMENT



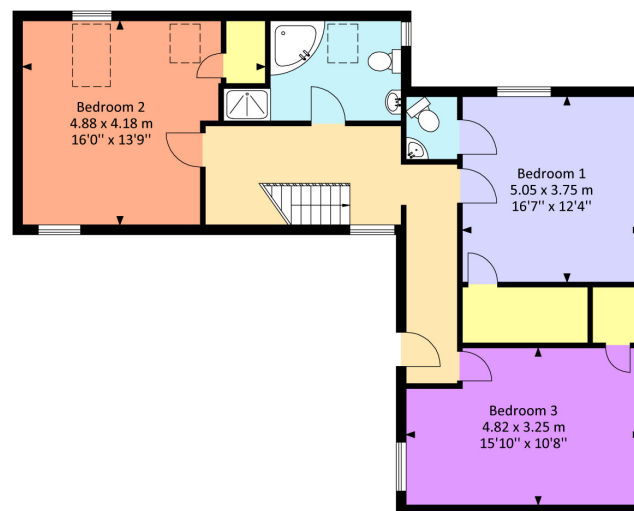
'Maypole Barn', Morton Street, Thornbury, South Gloucestershire BS35 1LB

Guide Price £800,000

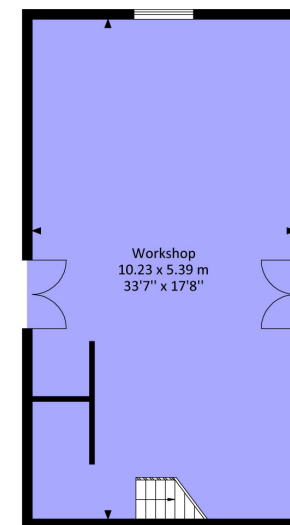
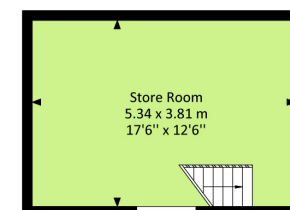
Maypole Barn, Morton Street,
 Lower Morton, Bristol, BS351LB
 Internal Area (Approx)
 231.0 Sq.M / 2486.30 Sq.Ft
 For identification only. Not to scale.
 Produced by Energy Plus



Ground Floor



First Floor



'Maypole Barn', Morton Street, Thornbury, South Gloucestershire BS35 1LB

'Maypole Barn' was lovingly converted by the present owners in 2002, originally a split-level barn with hay store above and livestock below. It sits in circa 0.473 acres backing onto fields, elevated above the lane in front with far reaching views and many a place to sit and enjoy a sunset. This delightful rural setting is just a five minute drive from Thornbury town centre which offers all the amenities required for daily living, plus schools, shopping and leisure facilities. As you proceed up the driveway you will see two independent stone barns. The first is currently used for storage/workshop space and to the side is a useful car-port with plenty of off-street parking. Across what would have been the farm courtyard is 'Maypole Barn', with gardens to the front and side offering plenty of space for gardeners to enjoy and children to let off steam. Once inside, character features include oak wooden flooring, exposed stonework and beams. The kitchen is fitted with a range of units and includes a range cooker. There is a separate utility to the side and useful boot room beyond with doors to outside. The hub of the house is an impressive lounge/dining room, triple aspect with doors to the garden and a central flueless fire in a stone surround. Moving up to the first floor you will find three double bedrooms, each dual-aspect with lovely views. Bedroom one has en-suite cloakroom and walk-in wardrobe, the family bathroom sits centrally with a separate shower cubicle. Benefits include private drainage, oil central heating, double-glazing and no onward chain! We expect a high level of interest so make sure you book your viewing today!

Situation

Lower Morton is a hamlet of predominantly period properties, a short distance from Thornbury, a thriving market town to the north of the City of Bristol and the M4/M5 interchange, with excellent commuting links via the motorway network and by rail from Bristol Parkway Station (Paddington/South Wales). The High Street offers a wide variety of shops, cafes, pubs and restaurants. Other facilities include the leisure centre, golf course and library, plus open community spaces, parks and sports grounds/clubs. The town is blessed with a number of primary and junior schools, plus The Castle secondary school (www.castle.gloucs.sch.uk) which is situated on the edge of open countryside close to Thornbury's Tudor Castle, now a luxury hotel.

Property Highlights, Accommodation & Services

- Unique Barn Conversion In A Rural Setting On The Outskirts Of Thornbury
- Elevated Position Overlooking Open Countryside - Set In 0.473 Of An Acre
- Generous Detached Storage Barn
- Impressive Lounge/Dining Room - Triple Aspect With Feature Fire Place - Plenty of Space To Entertain
- Fitted Kitchen With Freestanding Range Cooker - Separate Utility And Boot Room
- Three Double Bedrooms - All Double Aspect - Bedroom One With En-Suite Cloakroom - Family Bathroom
- Wooden Flooring In Main Living Space And Bedrooms
- Gardens Laid Mainly To Lawn - Plenty of Off-Street Parking
- Oil Central Heating, Double Glazing, Solar Panels
- NO ONWARD CHAIN!!!

Directions

Leaving Thornbury on the Gloucester Road, on the edge of town take the last turning left into Butt Road. Continue along the lane as the road bend rounds to the right you will see Morton Street on your right hand side. Turn in here and continue along, past the farm on the left hand side and proceed up a gentle slope, Maypole Barn can be found on the right.

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

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		
(55-68)	D	68	75
(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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