

The logo for Milburys, featuring the name in a white serif font on a dark blue background. Below the name is a small white house icon, and further down, the words 'SALES LETTING MANAGEMENT' are written in a smaller white font, following the curve of a thin white line.

Milburys

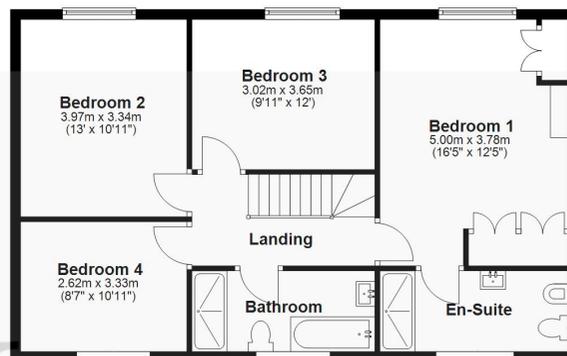
SALES LETTING MANAGEMENT



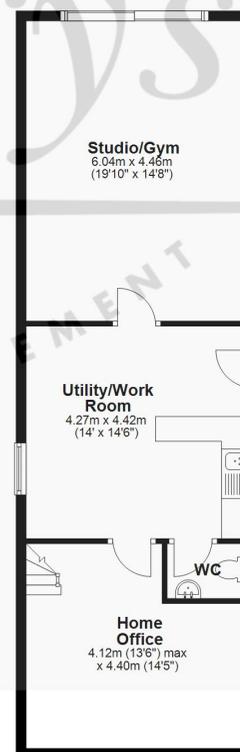
**West Street House** West Street, Tytherington, South Gloucestershire GL12 8UQ

**£950,000**

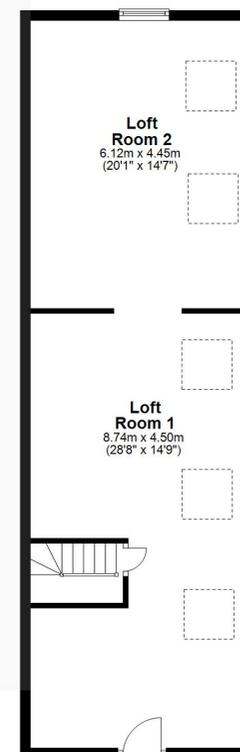
**First Floor**  
Approx. 73.6 sq. metres (792.2 sq. feet)



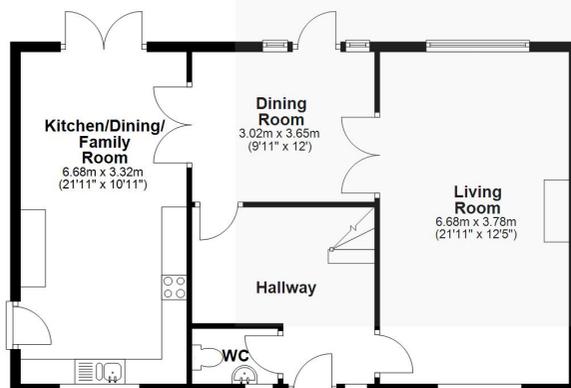
**Barn/Annexe Ground Floor**  
Approx. 64.8 sq. metres (697.6 sq. feet)



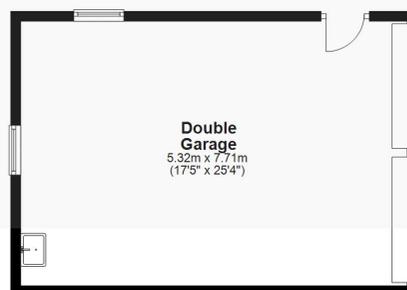
**Barn/Annexe First Floor**  
Approx. 67.0 sq. metres (721.2 sq. feet)



**Ground Floor**  
Approx. 73.1 sq. metres (787.3 sq. feet)



**Double Garage**  
Approx. 41.0 sq. metres (441.6 sq. feet)



Total area: approx. 319.6 sq. metres (3439.9 sq. feet)

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

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SALES LETTING MANAGEMENT

# West Street House West Street, Tytherington, South Gloucestershire GL12 8UQ

Just take a look at all that is on offer - not only the MAIN HOUSE, but a substantial PART-CONVERTED BARN/STUDIO to the side, a DOUBLE GARAGE behind, plus an ADDITIONAL PARCEL OF LAND on the opposite side of the lane (see plan). We are delighted to offer for sale West Street House, situated close to the centre of this popular village, just a stones throw from The Swan pub and the village community shop, with country rambles right from the threshold. As you approach the property you can't help but be impressed by the grand front door giving access to a welcoming entrance hall. The dual-aspect lounge has a feature fireplace and views of the garden with a separate dining room accessed by double wooden doors, ideal for entertaining - with a door to the garden. The smart fitted kitchen/breakfast room is again dual-aspect - running front to rear, with integrated appliances, offering bags of space for family living. Upstairs you will discover four generous double bedrooms, the principal bedroom has its own en-suite shower room and the family bathroom sits centrally on the landing - with both a bath and separate shower. Adjacent to the property is the barn, offering fantastic potential for those seeking an annexe for a dependent relative, or for those working from home perhaps. Currently configured as a studio/gym, cloakroom, utility space, home office/store-room and staircase to extensive loft space above. Outside is equally impressive with a tarmac driveway leading to a detached double garage and plenty of off-street parking. The south-facing garden is enclosed, with a generous area of lawn, flower and shrub borders and a mature fruit tree giving dappled shade on a warmer day. The additional area of garden on the opposite side of the lane offers budding garden enthusiasts a variety of uses. Practical benefits include oil central heating and double-glazing. There is a lot to take in – so to appreciate all that's on offer, make your viewing request today!

## Situation

The village of Tytherington is situated a short drive south of M5 Junction 14 - ideal for commuters to Bristol or Cheltenham/Gloucester. For commuters, Bristol Parkway Station is 6 miles away and a 20 minute drive. The nearby local centres of Thornbury and Wotton-under-Edge provide excellent shopping facilities and amenities. The village has a Community Shop with Post Office, The Swan public house, St James Parish Church, a children's play park and a football club, Tytherington Rocks. <https://mythornbury.co.uk/thornbury/tytherington> provides further information.

## Property Highlights, Accommodation & Services

- Adjacent Barn With Fantastic Potential - Home Office/Annexe/Studio
- Detached Village Home Within Walking Distance Of Amenities And Countryside Walks
- Set In Circa 0.21 Acres Plus Additional Parcel Opposite Circa 0.12 Acres • South Facing Lawned Garden, Double Garage, Gated Entrance
- Welcoming Entrance Hall, Cloakroom • Dual-Aspect Living Room With Fireplace, Separate Dining Room
- Dual Aspect Kitchen/Breakfast Room With Fitted Appliances • Four Bedrooms, En-Suite To Principal Bedroom And Family Bathroom
- Oil Central Heating And Double Glazing

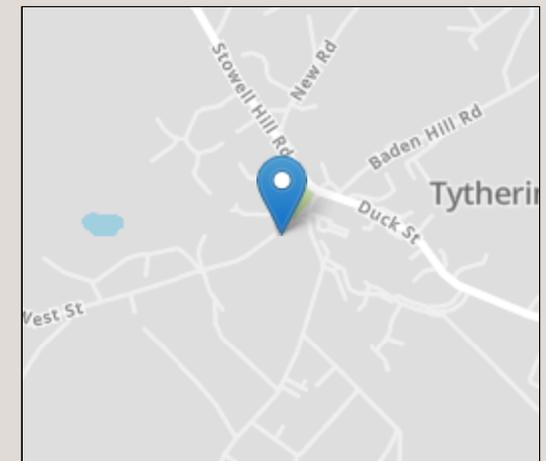
## Directions

Dropping down into the village from the A38, turn right at the 'The Swan', then immediately right again into West Street. 'West Street House' is a short way along on the left hand side, just before the railway bridge.

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

**Tenure** - Freehold

**Contact & Viewing** - Email: [enquiries@milburys.co.uk](mailto:enquiries@milburys.co.uk) or Call: 01454 417000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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