

Milburys

SALES LETTING MANAGEMENT



'Horseshoe Farm', Brinkmarsh Lane, Falfield, South Gloucestershire, GL12 8PT

£995,000



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'Horseshoe Farm', a substantial detached period farmhouse set in circa 0.754 acres with open farmland on three sides and a sunken country lane on the other. It enjoys a beautiful hillside setting with far-reaching panoramic views over local countryside. It includes extensive outbuildings - some modern, some far older - including several stables, a tack room and substantial stone barns - both adjoining and separate. Excellent development potential for a multitude of purposes - subject to any necessary consents. There are four bedrooms in the main body of the house, plus two beamed attic rooms, two reception rooms with fireplaces and a dual-aspect kitchen/dining room. A self-contained two-bedroom annexe provides perfect space for multi-generational living or perhaps as a source of additional income. Both parts connect internally at ground and first floor levels if required. Extensive parking is found in the yard and generous walled gardens complement the farmhouse. All in a convenient setting for the market town of Thornbury, with country walks right from the front gate. A fantastic opportunity for someone looking for somewhere out of the ordinary, with bags of character and great scope for personalisation. Highly recommended!

Situation

'Horseshoe Farm' is situated on the hillsides to the east of Thornbury and the A38, with panoramic views over open countryside. Thornbury is 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/Bristol Temple Meads stations (London Paddington/South Wales/South West/Birmingham/The North). 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.thecastleschool.org.uk) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

Property Highlights, Accommodation & Services

- Substantial Period Farmhouse • Circa 0.754 Acres • Extensive Outbuildings, Stables And Stone Barns
- Development Potential For A Multitude Of Purposes • Four Bedrooms, Attic Rooms, Two Receptions
- Self-Contained Two Bedroom Annexe • Far-Reaching Country Views • Extensive Parking • Generous Walled Gardens
- Hillside Setting, Off Country Lane

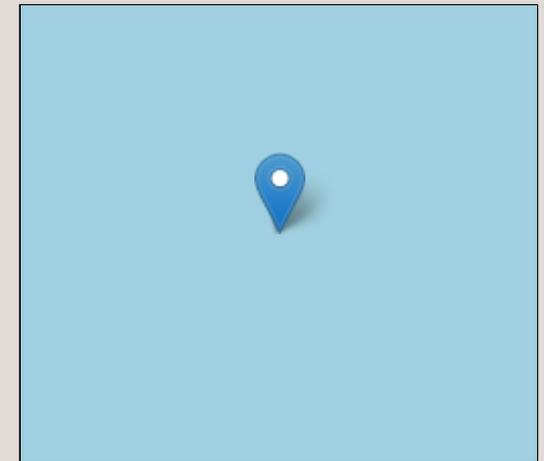
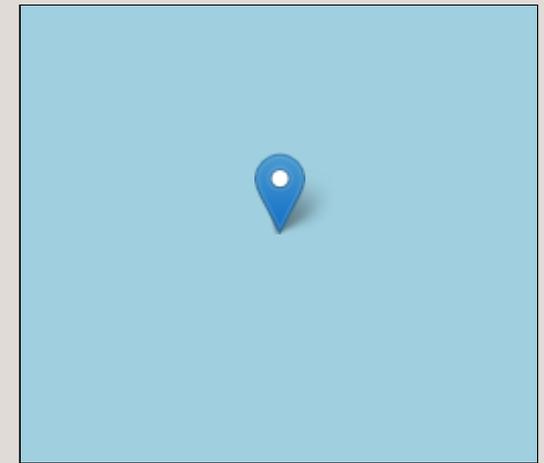
Directions

From the traffic lights to the east of Thornbury, at Grovesend, take the A38 northbound. At the top of the hill, pass a garage on your right hand side, then take the next right hand turning. Drive past the entrance to the garden centre and out past the pond through the hamlet of Milbury Heath. Follow along the lane and as you descend the hill, look out for Brinkmarsh Lane on your left hand side. Turn in and then almost immediately left again into the driveway leading to Horseshoe Barn.

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

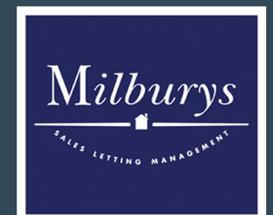
Tenure - Freehold

Contact & Viewing - Email: mil_thornburysales@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		72
(55-68)	D		
(39-54)	E		
(21-38)	F	40	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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