

Milburys

SALES LETTING MANAGEMENT

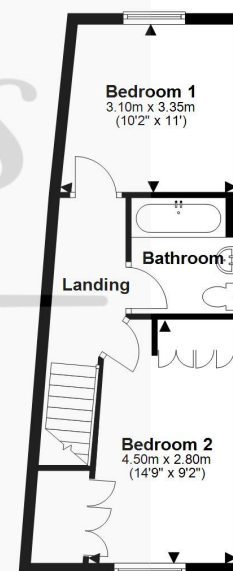
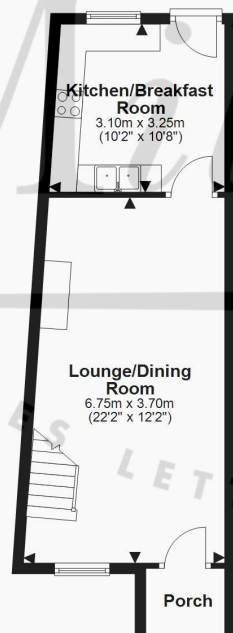
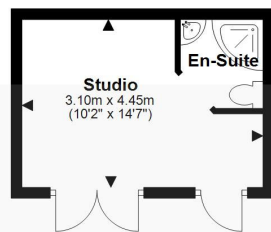


Hay Wain, The Green, Olveston, South Gloucestershire BS35 4EJ

£450,000

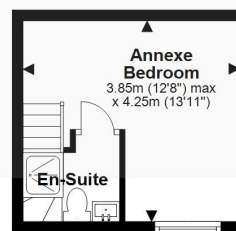
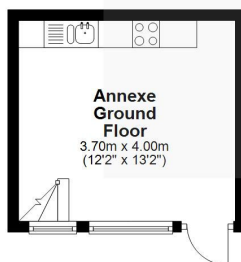
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Ground Floor

First Floor



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

# Hay Wain, The Green, Olveston, South Gloucestershire BS35 4EJ

Are you looking for something a little bit different in the heart of this popular South Gloucestershire Village, offering character and personality in bucket-loads - then look no further! 'Hay Wain' is unique - secreted away behind tall wooden gates - you may feel you're viewing a property straight out of a story book! Once inside you are welcomed by a generous lounge/dining room with a warming wood-burning stove and plenty of space to entertain. Step through to a fitted kitchen, appliances included, then through the rear door to a sheltered courtyard behind - a real suntrap for warmer days and very private. There is a very useful single-storey outdoor guest suite with an en-suite shower room, also a useful hobbies room/home-office space perhaps? Back inside the cottage, up to the first floor where you will discover two double bedrooms, one with fitted wardrobes, plus the family bathroom. Outside, the garden is predominantly to the front with off-street parking, all bounded by a high stone wall. At the entrance is a self-contained annexe, currently a successful 'Airbnb' with a smart open-plan fitted kitchen and living area, a first floor bedroom and shower room. The amenities of Olveston are all within easy reach - including a general store/post office, active village church, pub and primary school. For those who enjoy walking, countryside rambles can be enjoyed right from the front gates. We look forward to showing you this very special property!

## Situation

Olveston is one of the premier South Gloucestershire villages, quite self-contained with a village store/post office, a village pub, 'The White Hart' and an excellent primary school. The nearest secondary school is Marlwood at Alveston, 2.3 miles to the north-east. The local centre and market town of Thornbury is 3.5 miles to the north-east and The Mall at Cribbs Causeway, off J17 of the M5, is 6 miles to the south. The Severn Bridge and J1 of the M48 is 2.5 miles to the north-west of the village, from where you can cross over to South Wales or connect with the M4/M5 interchange at Almondsbury.

## Property Highlights, Accommodation & Services

- Central Village Location Within Walking Distance Of Amenities And Country Rambles From The Threshold
- Unique Period Property In The Heart Of This Popular Village
- Two Bedroom Character Cottage With A self-Contained Guest Bedroom Suite/Studio
- Separate One Bedroom Annexe, Currently A Successful Airbnb
- Lounge/Dining Room With Wood-Burning Stove
- Fitted Kitchen With Appliances
- Two Double Bedrooms And Family Bathroom
- Private Gardens Bounded By High Stone Walls
- Gas Central Heating In The Main House, Electric Heating In The Annexe And Guest Bedroom Suite/Studio
- Double Glazing And Off-Street Parking

## Directions

Travelling into the village from the direction of Tockington turn left into The Green, just before the Village Stores. Follow the road round to the left. Hay Wain is tucked away behind wooden gates - look out for our For Sale board.

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

Snow Barn - Council Tax Band A **Tenure** - Freehold

**Contact & Viewing** - Email: [mil\\_thornburysales@milburys.co.uk](mailto:mil_thornburysales@milburys.co.uk) Tel: 01454 417336



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	63	
(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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