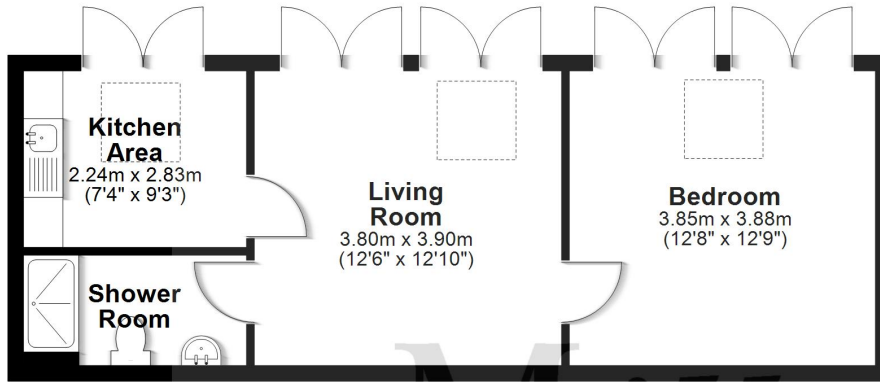




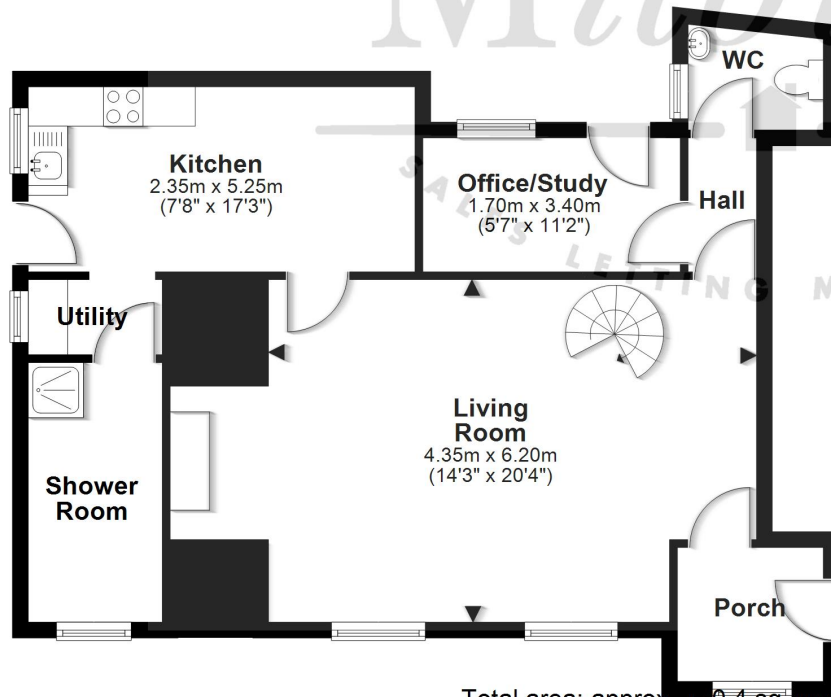
'The Barn'

Approx. 41.1 sq. metres (442.5 sq. feet)



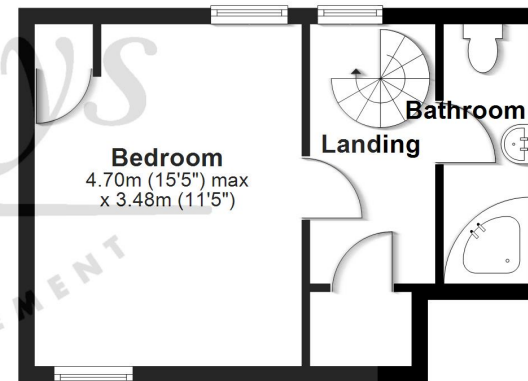
'Pipers Cottage' - Ground Floor

Approx. 62.9 sq. metres (676.8 sq. feet)



'Pipers Cottage' - First Floor

Approx. 26.4 sq. metres (284.3 sq. feet)



Total area: approx. 130.4 sq. metres (1403.5 sq. feet)

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

'Pipers Cottage' and 'The Barn', Grovesend Road, Thornbury, South Gloucestershire BS35 2HB

'Pipers Cottage' and 'The Barn', two unique homes being sold collectively as a whole. If you are looking for a rental investment or perhaps somewhere that might accommodate multi-general living, they could be just the places for you. The cottage is part of a former farmhouse (adjoining), with character features including a fine old fireplace with a wood-burning stove. It includes (Ground Floor) a living room with spiral staircase, a fitted kitchen, study room, cloakroom, shower room, (First Floor) double bedroom and bathroom. The barn is a modern single-storey conversion. The living room and the double bedroom both have twin sets of French doors, plus a kitchen area and the shower room. The properties face each other across a gravelled courtyard with parking space available for both, plus garden areas for sitting out in. No onward chain - come and view!

Situation

Thornbury is a thriving market town surrounded by beautiful open countryside, situated 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 part-pedestrianised and historic High Street offers a wide variety of shops, cafes, pubs and restaurants. 'The Mall' at Cribbs Causeway is a sort drive to the south, for those looking for a wider range of High Street brands. Local facilities and amenities include the leisure centre and swimming pool, the golf course, the library, plus open community spaces, parks and sports grounds/clubs – including tennis, cricket, rugby and football. The town is blessed with a number of primary and junior schools, plus The Castle secondary school (www.the.castleschool.org.uk) which is situated close to Thornbury's Tudor Castle, now a luxury hotel. The nearest independent school is Tockington Manor School.

Property Highlights, Accommodation & Services

- Semi-Detached Cottage And Adjacent Barn Conversion
- Rental Investment Or Multi-General Living?
- Cottage With Character Features
- Living Room With Wood-Burning Stove
- Fitted Kitchen, Study, Double Bedroom, Bathroom
- Barn Is Modern Conversion
- Living Room And Bedroom With French Doors
- Kitchen Area, Shower Room
- Shared Gravelled Courtyard And Garden Areas
- No Onward Chain!

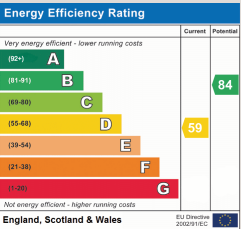
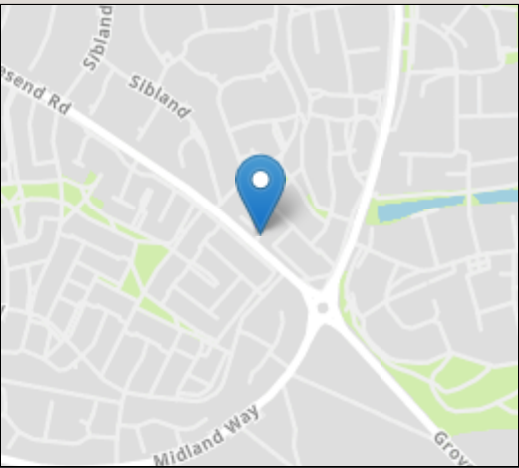
Directions

Travelling into Thornbury from the A38 at Grovesend, cross over the roundabout and continue driving into town. The shared entrance to 'Pipers Cottage' and 'The Barn' is the first driveway on the right hand side. It comes just before Malvern Drive on the same side. Once inside the entrance, bear round to the left.

Local Authority & Council Tax -

Tenure - Freehold

Contact & Viewing - Email: mil_thornburysales@milburys.co.uk Tel: 01454 417336



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