

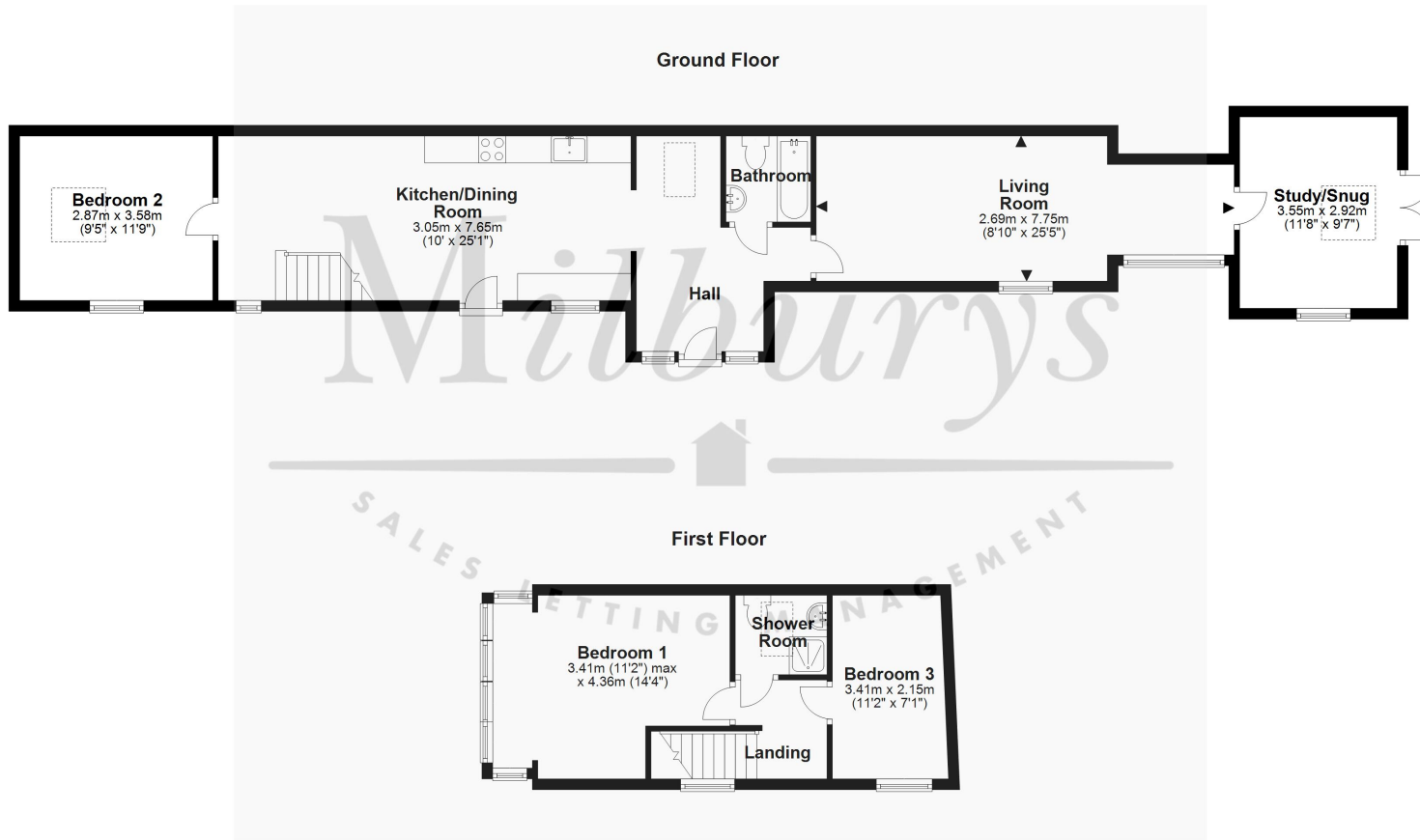
Milburys

SALES LETTING MANAGEMENT



Cornercroft Barn, Hacket Lane, Thornbury, South Gloucestershire, BS35 2HH

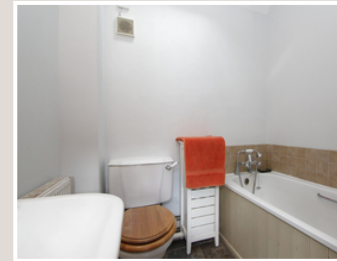
£525,000



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Total area: approx. 105.2 sq. metres (1132.4 sq. feet)

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Plan produced using PlanUp.



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What an opportunity! A rare find and set amongst a small enclave of period properties, is this delightful detached barn conversion, lovingly created and maintained by the current owners. Thornbury town centre and the A38 at Grovesend are both within easy reach, and if you're a keen walker, cross over the road and country rambles are within a few minutes walk. Step in through the front door and you are instantly drawn to the generous kitchen/dining room with quality fitted units, tiled flooring, additional stable door and plenty of space to entertain. There is a separate utility area and family bathroom adjacent. Continue through to the cosy lounge and on to the study/snug at the far end with French doors to the garden, the perfect place to sit and unwind or for those working from home, perfectly positioned away from the main hub of the house. Beyond the kitchen/diner is a ground-floor double bedroom with skylight allowing light to flood in and a window to the front. Continue up the staircase where you will discover an original barn door (allowing the hay bales to be thrown in or out) which can still be opened today. You will find an additional double bedroom on this floor with floor ceiling glazed windows allowing light to flood in and Juliette balcony, plus a smaller double, both sharing a shower room. Outside, the side garden can be accessed from the front and the study, it is laid mainly to lawn with flower and shrub borders. A further area of garden can be found to the front bounded from the lane by a recently planted hedge. Benefits include off-street parking, double-glazing and gas central heating. We will be thrilled to introduce you to such a unique and versatile home, suitable for all age groups!

Situation

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 Station (Paddington/South Wales). The part-pedestrianised High Street offers a wide variety of shops, cafes, pubs and restaurants. Other facilities include the leisure centre, golf course and library, 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.the.castleschool.org.uk) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

Property Highlights, Accommodation & Services

- Rare Opportunity!
- Immaculately Presented Detached Barn Conversion Amidst Other Period Properties
- Country Rambles From The Threshold, Crossways Primary School Within Walking Distance Plus The A38 At Grovesend Within Easy Reach
- Wealth Of Character And Period Features Including Exposed Beams And Vaulted Ceilings
- Lounge With Twin Windows To The Front, Separate Snug/Study With French Doors To Garden
- Generous Kitchen/Dining Room With Fitted Units, Integrated Appliances And Separate Dining Area
- Ground Floor Double Bedroom And Separate Bathroom
- Two First Floor Double Bedrooms, One With Floor To Ceiling Windows, Both Sharing A Shower Room
- Area Of Garden To The Side And Front, Off-Street Parking For Two Cars
- Gas Central Heating And Double Glazing

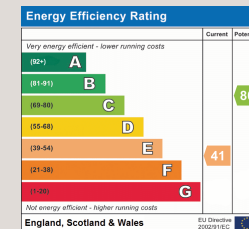
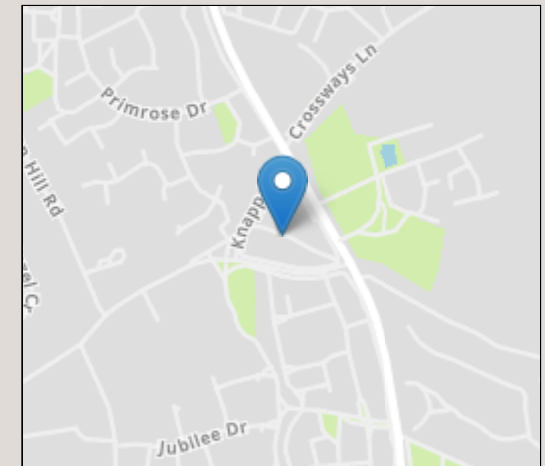
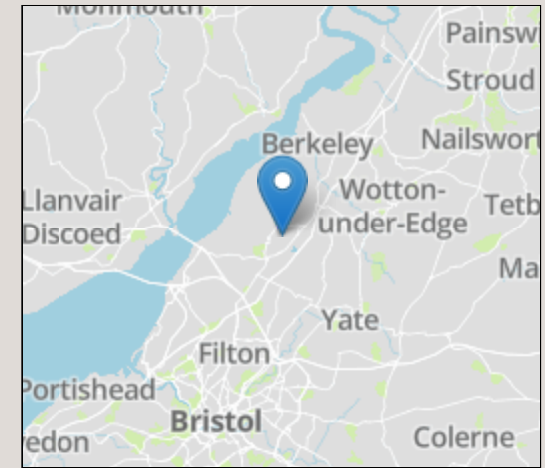
Directions

Travelling into Thornbury from the A38 at Grovesend, turn right at the roundabout onto Morton Way. Take the fourth left into Knapp Road, then next right and immediately right again into Hacket Lane. Cornercroft Barn is the second property on your right hand side.

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

Tenure - Freehold

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