

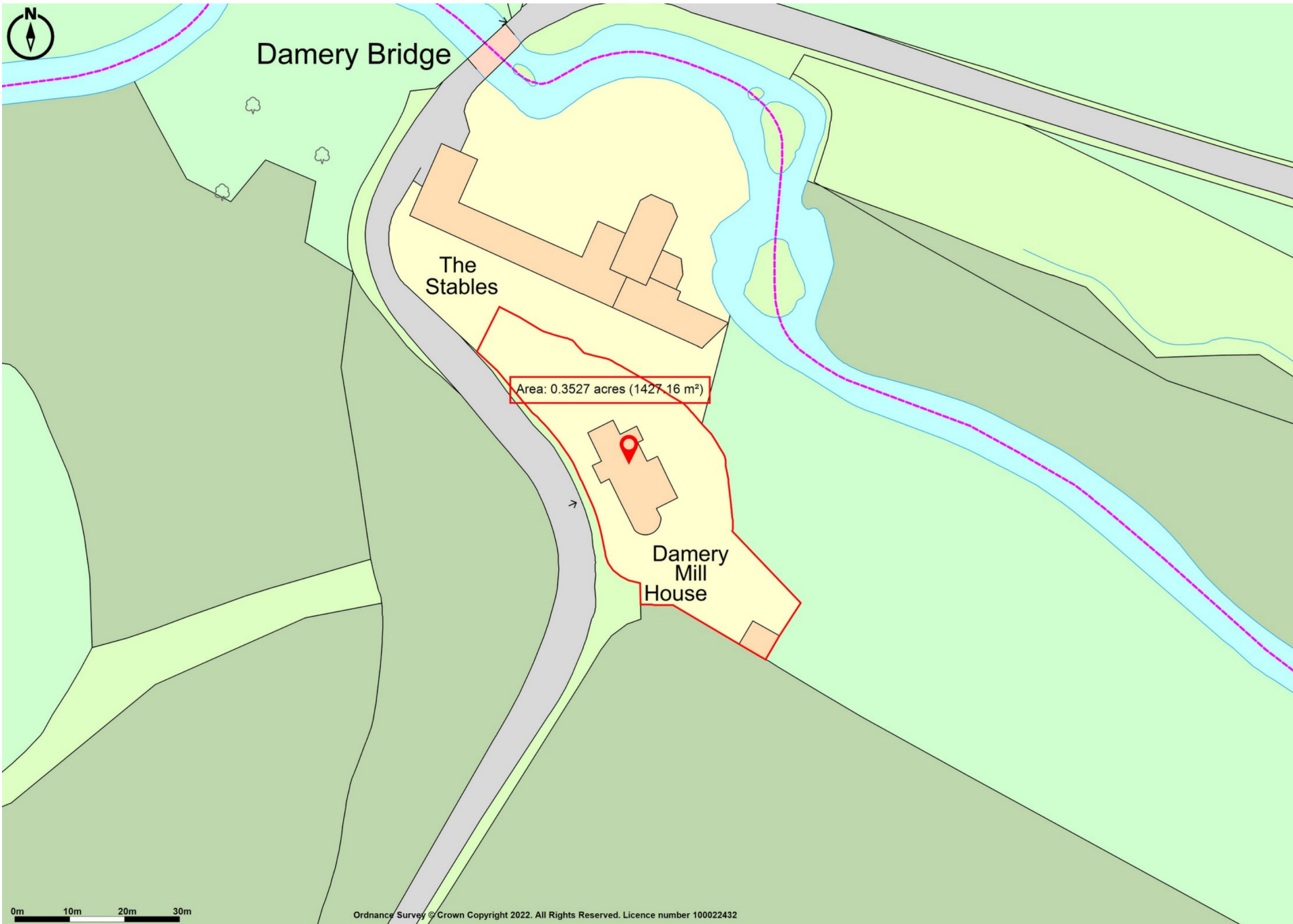
Milburys

SALES LETTING MANAGEMENT



Damery Mill House, Tortworth Road, Damery, South Gloucestershire GL12 8HB

£935,000



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A wonderfully rural and private family home secreted away against a stunning woodland backdrop, Damery Mill House stands proudly surrounded by land that teems with nature yet a short distance from all the local amenities a busy household could require and to the northeast of the M5 J14. The mature plot of circa 0.35 acres is a haven for wildlife, from the areas allowed to re-wild in favour of it's inhabitants, slow worms and various insects and birds to the deer often found wandering the gardens, a nature lovers retreat! On entering through the electric gates you will find a double garage, parking and a path leading you from the driveway to the cottage's front door. This spacious character home offers versatile accommodation over three levels. There are six bedrooms overall - three on the first floor, complemented by en-suite and family bathrooms, plus three further attic bedrooms above, sharing an additional bathroom - each bedroom with its own verdant views. The living space includes a dual-aspect living room complete with a warming wood-burning stove at one end and a formal dining area at the other. There is a separate sitting room for relaxing with music or a film, a bespoke fitted kitchen/dining room - complete with 'Aga' (the heart of the home and perfect for drying the wellies), plus a generous conservatory connecting with the gardens. A handsome family home set in idyllic settings with country rambles from your doorstep, sure to be cherished by it's new owners!

Situation

Damery borders the Tortworth Estate and is situated close to Woodford just to the north-east of the village of Stone, approximately 1.5 miles from junction 14 of the M5, ideal for commuting to Gloucester to the north and Bristol to the south. In the last Ofsted report (summer '09) the local primary school in Stone was rated 'Outstanding'. Secondary schools include The Castle School in Thornbury and Katharine Lady Berkeley's in Kingswood. Nearby Tortworth has its own primary school along with a farm shop and cafe, The Farmers Table. In nearby Falfield, is a general store and post office. Thornbury with its range of amenities is approximately 4 miles distance providing supermarkets, post office, restaurants and Leisure Centre/Golf Club.

Property Highlights, Accommodation & Services

- Unique Detached Country Home
- Overlooking Wooded River Valley
- Circa 0.35 Acres
- Electric Gates, Double Garage
- Elevated Setting With Fantastic Views
- Lounge, Sitting Room, Conservatory
- Six Bedrooms, Three Bathrooms (One En-Suite)
- Bespoke Fitted Kitchen, With 'Aga'
- Mature Lawned Gardens
- Easy Access M5 J14 At Falfield

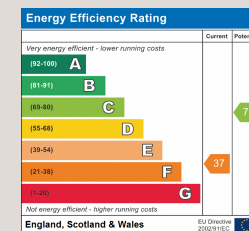
Directions

From junction 14 of the M5 take the B4509 towards Wotton-under-Edge. At the brow of the hill look out a sign for The Farmers Table and turn left signposted Damery. Continue along driving past Tortworth Church and the Estate offices. The lane bears round to the right, down the hill into Damery and Damery Mill House can be found on the right hand side behind electric wooden gates.

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

Tenure - Freehold

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



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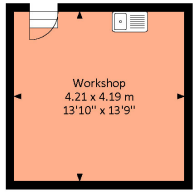
Damery Mill House, Damery, Wotton Under Edge, GL128HB

Internal Area (Approx)

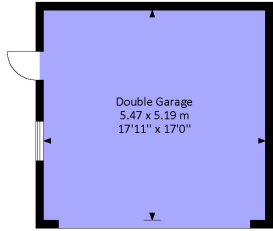
319.40 Sq.M / 3437.50 Sq.Ft

For identification only. Not to scale.

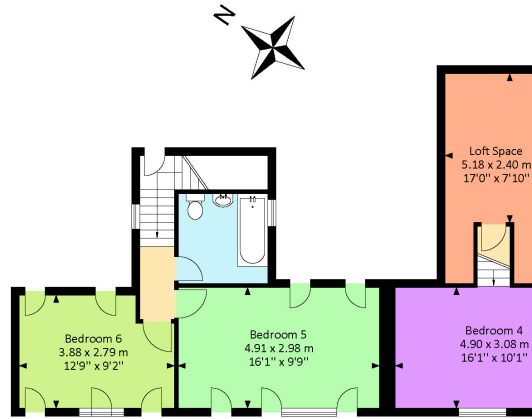
Produced by Energy Plus



Basement



Garage



Second Floor

