

Milburys

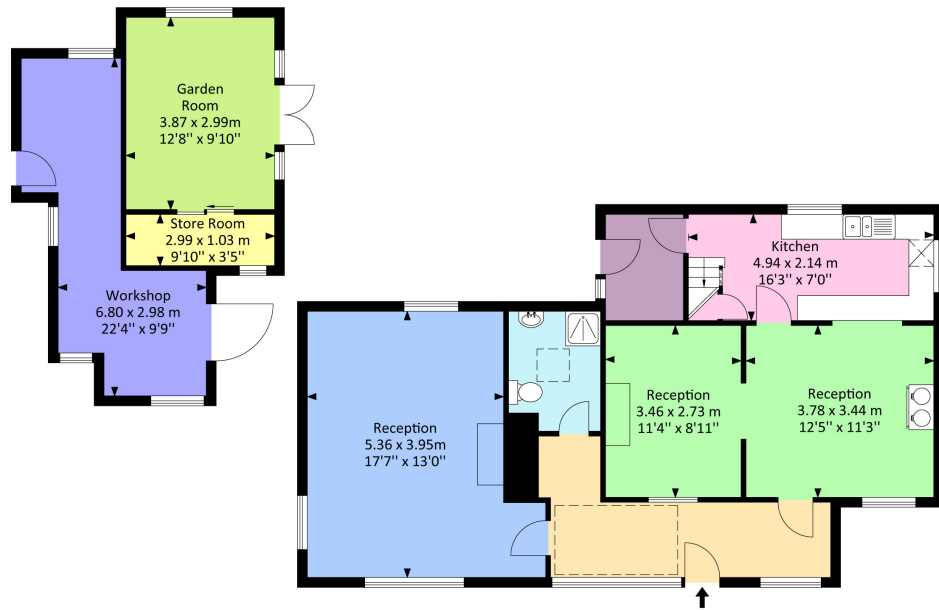
SALES LETTING MANAGEMENT



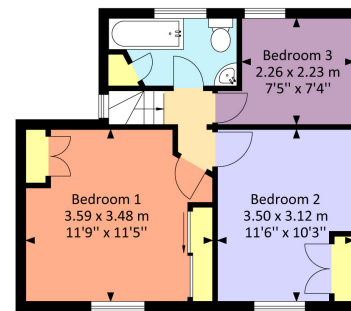
Railway Cottage, The Slad, Nr. Thornbury, South Gloucestershire, BS35 3TW

£625,000

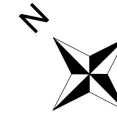
Railway Cottage, 3 The Slad, Thornbury,
 South Gloucestershire, BS353TW
 Internal Area (Approx)
 141.8 Sq.M / 1526.5 Sq.Ft
 For identification only. Not to scale.
 Produced by Energy Plus



Ground Floor



First Floor



Railway Cottage, The Slad, Nr. Thornbury, South Gloucestershire BS35 3TW

Imagine your own distinctive country cottage, nestled within a country lane at the head of approximately 1.6 acres of mature gardens and grazing, just one and a half miles from Thornbury High Street, east of the A38. This charming semi-detached character home boasts an elevated position above the lane, offering views across the railway cutting and out to open farmland beyond. The well-established gardens spread to the side and rear, featuring a practical workshop and a garden room or studio. Behind the home, there's a field where the current owners have raised livestock. The cottage itself houses three bedrooms, separate bath and shower facilities, a compact fitted kitchen and a dining room equipped with a range. For cozy evenings in, there's a snug ideal for unwinding with a book beside the crackling wood-burning stove. A glass-enclosed passageway leads to triple-aspect living room, complete with a vaulted ceiling and a welcoming open fireplace. The generous space, both inside and out, affords everyone the freedom to indulge in their hobbies and interests. From crafting in the garden room, tinkering in the workshop, growing some veg to perhaps rearing sheep in the field, this unique and captivating home offers endless possibilities. And with countryside walks starting right at your doorstep, it represents an opportunity that's too good to pass up!

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 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. The town is blessed by a number of primary/junior schools, plus The Castle secondary school (www.thecastleschool.org.uk) adjacent to Thornbury's Tudor Castle, a luxury hotel.

Property Highlights, Accommodation & Services

- Semi-Detached Cottage In Circa 1.6 Acres
- Original Character And Modern Extension
- Extensive Mature Gardens Plus Field
- Off-Street Parking, Workshop And Sheds
- Garden Room/Studio
- Triple-Aspect Vaulted Living Room With Fireplace
- Three Bedrooms, Bathroom, Ground Floor Shower Room
- Sitting Room With Wood-Burner, Dining Room With Range
- Fitted Kitchen Area With Wooden Counters
- Country Walks Right From The Threshold

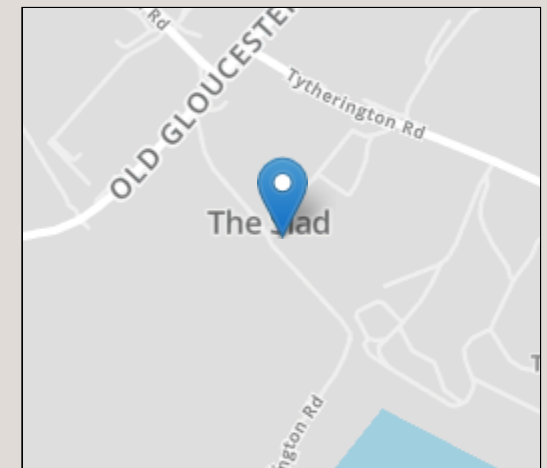
Directions

Heading out of Thornbury along Grovesend Road towards the A38, turn right at the traffic lights and then immediately left into The Slad. Look out for Railway Cottage on the left hand side. There is a driveway leading up from the lane, or there is additional parking opposite.

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

Tenure - Freehold

Contact & Viewing - Email: thornbury@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		
(55-68)	D		68
(39-54)	E		
(21-38)	F	43	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk



