

The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT

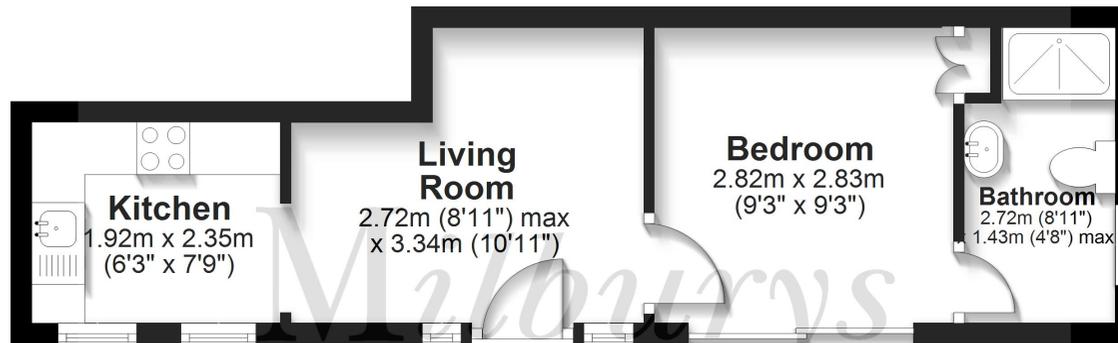


The Folly, High Street, Thornbury, South Gloucestershire, BS35 2AQ

£295,000

Ground Floor

Approx. 25.2 sq. metres (271.5 sq. feet)



First Floor

Approx. 4.7 sq. metres (50.6 sq. feet)



Total area: approx. 29.9 sq. metres (322.1 sq. feet)

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



The Folly, High Street, Thornbury, South Gloucestershire BS35 2AQ

Tucked discreetly away from bustling Thornbury High street, alive with charming cafés, welcoming pubs, and shops, this truly enchanting brand-new home offers a rare blend of tranquility and character in an utterly whimsical setting. Approached via a shared private driveway with one allocated parking space, the property reveals itself quietly behind a wooden gate, where a gently curving garden path invites you through a beautifully maintained landscape. Mature trees frame the approach while a stone arch and sweeping lawn create a magical sense of arrival. A charming decked area offers the perfect spot to sit and enjoy the peaceful surroundings, with far-reaching views across thoughtfully managed gardens beyond. The property is a newly-crafted and exquisite retreat, combining original stone structures with modern materials, all designed to make the most of its setting. Large windows flood the interior with natural light, creating a bright and uplifting atmosphere throughout. Every inch has been cleverly designed to offer comfort, efficiency, and style — making it a perfect sanctuary for a single professional, downsizer, or retiree seeking something truly special. Inside, the modern fitted kitchen is complemented by a cosy lounge space that feels both warm and inviting. The double bedroom offers a peaceful place to unwind and is accompanied by a stylish shower room. Above the kitchen area, a clever mezzanine level provides additional storage, maximizing functionality while maintaining the property's charming aesthetic. Brand new, beautifully designed, and offered with no onward chain, this delightful home is a rare opportunity to acquire a magical little haven — quietly set back from the energy of town life yet just moments from its conveniences. A truly unique and utterly charming property that must be seen to be fully appreciated.

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/clubs. The town is blessed with a number of primary and junior schools, plus The Castle secondary school (www.thecastleschool.org.uk) which is situated on the edge of open countryside close to Thornbury's Tudor Castle, now a luxury hotel.

Property Highlights, Accommodation & Services

- Newly Crafted Home, Combining The Original Stone Structure With Modern Materials
- Modern Fitted Kitchen And Bathroom
- Mezzanine Level Offering Additional Storage
- Retained Character Features And Incredible Use Of Windows Allowing Light To Floor In
- Electric Air source, Underfloor Heating
- Allocated Parking And Electric Car Charger
- Fenced Garden With Lawn, Patio, Mature Trees, Raised Beds And Stunning Stone Arch
- Located Along Thornbury's High Street, A Level Stroll To All Local Amenities
- No Onward Chain - Fantastic Opportunity!

Directions

The Folly is tucked away on the west side of Thornbury High Street, sharing a private drive with six other properties. There are two entrances/exits, one to the left of The Lion and the second a little further up the road beyond 'Prezzo'.

Local Authority & Council Tax - South Gloucestershire - Tax

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