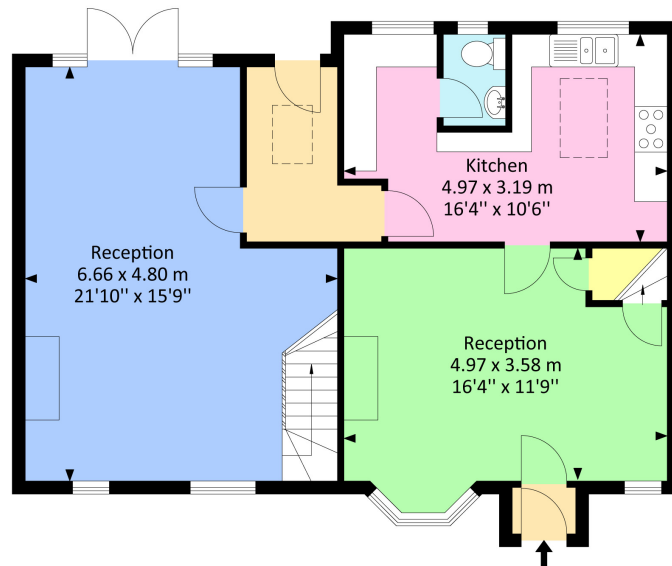


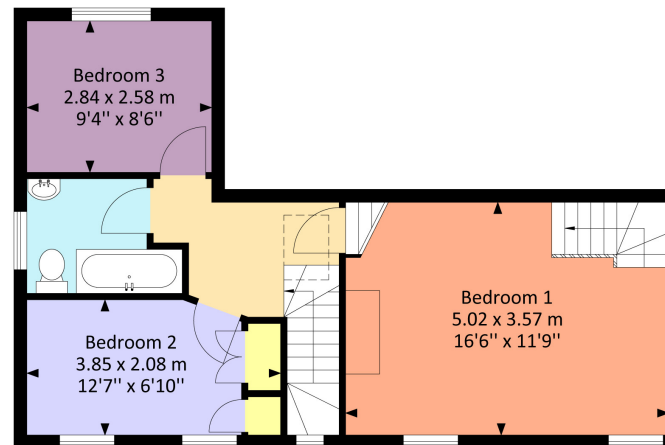




Cornercroft Cottage, Hackett Lane, Thornbury, South Gloucestershire  
Internal Area (Approx)  
110.3 Sq.M / 1187.4 Sq.Ft  
For identification only. Not to scale.  
Produced by Energy Plus



Ground Floor



First Floor



# Cornercroft Cottage, Hacket Lane, Thornbury, South Gloucestershire

## BS35 2HH

Hidden away in a sought after Thornbury location with country rambles from your doorstep is this three bedroom retreat. A porch welcomes you into the dining room with feature fireplace and door into the 'L' shaped kitchen with shaker style wall and base units. A useful utility area and cloakroom are attached. The living room is sizeable with additional dining/play area and access through French doors onto the garden. There are two access points to the first floor, containing three double bedrooms, the principle with vaulted ceiling adding to the character cottage feel throughout. The bathroom with shower over is modern in design and perfect for a busy family. Outside there is ample space to create a beautiful landscaped garden with the office room as a focal point. The rear allows access to private parking for three vehicles. To the front there is side access. Benefits include gas central heating and UPVC double glazing. Ripe to be taken on and made your own, close to excellent local schools and convenience store, a fantastic opportunity to create a quintessential 'English' cottage in a fantastic location, call today to arrange your tour.

### 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.thecastleschool.org.uk](http://www.thecastleschool.org.uk)) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

### Property Highlights, Accommodation & Services

- Three Bedroom Semi-Detached Cottage
- Sizeable Living Area with Additional Space For Dining or Playroom
- Shaker Style Kitchen With Separate Utility Area And Cloakroom
- Three Bedrooms, The Principle With Vaulted Ceiling
- Modern Family Bathroom With Shower Over
- Tiered and Enclosed Rear Garden With Home Office
- Private Parking For Three Vehicles
- Benefits Include Retained Character Features, Gas Central Heating And UPVC Double Glazing
- Fantastic Location, Surrounded By Countryside Walks, A Stroll To Local Schools And Shops

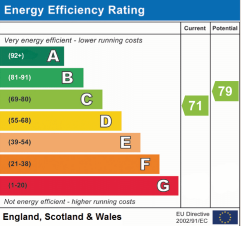
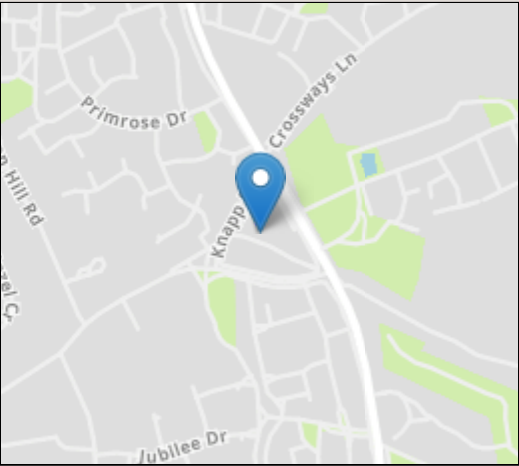
### Directions

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 Hackett Lane. The property will be on your left hand side.

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

**Tenure** - Freehold

**Contact & Viewing** - Email: [mil\\_thornburysales@milburys.co.uk](mailto:mil_thornburysales@milburys.co.uk) Tel: 01454 417336



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