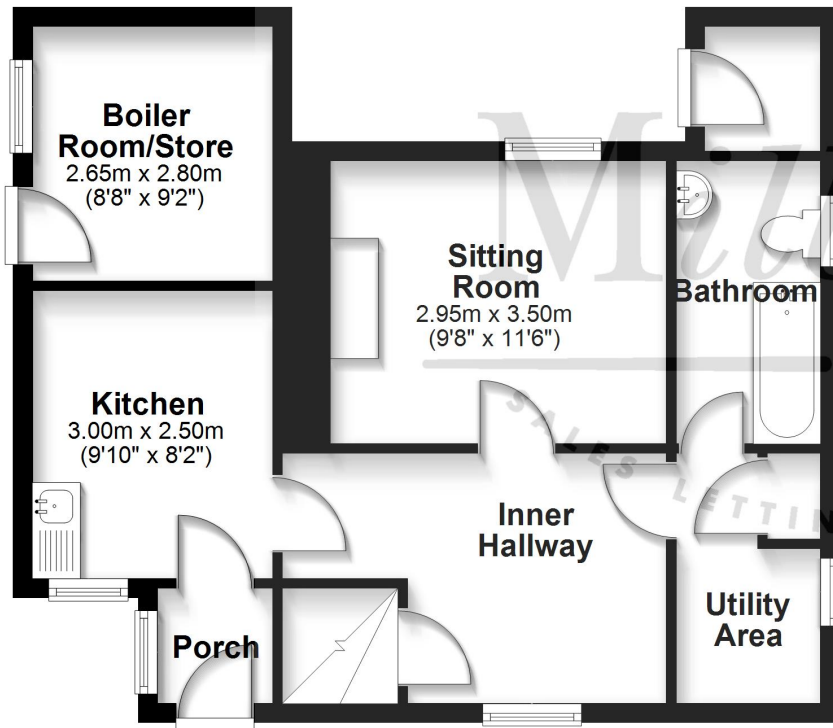




Old Manor House, Stowell Hill Road, Tytherington, South Gloucestershire GL12 8UH Guide £300,000

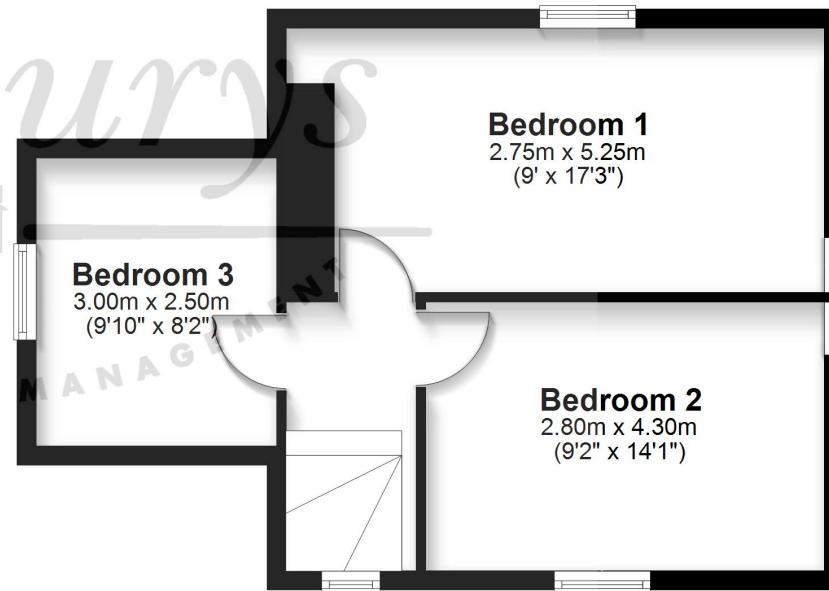
Ground Floor

Approx. 50.5 sq. metres (543.4 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.0 sq. feet)



Total area: approx. 90.3 sq. metres (972.5 sq. feet)

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

Old Manor House, Stowell Hill Road, Tytherington, South Gloucestershire GL12 8UH

Peel back the centuries and imagine the history this unique Grade II Listed home has stood witness to over the years. 'Old Manor House' is very unusual, noted within 'The Rural Houses of North Avon & South Gloucestershire 1400-1720', standing sentinel on its own and never absorbed into perhaps a larger dwelling. It enjoys a generous plot of circa 0.2 acres, elevated above the road, bounded by hedgerow and open parkland/farmland, with off-street parking in front. This is very much a home that needs a careful pair of hands, being mindful of its listed status and any consents required, whilst restoring and updating. The entrance porch opens directly into a small kitchen and then on through an ancient door frame into the inner hallway and the concealed staircase. A doorway leads through to the sitting room behind, with fireplace. Also on the ground floor is a utility area, the bathroom and, attached to the back of the house a boiler room/store. Moving up the twisting staircase you will find three bedrooms in the eaves. Practical benefits include oil central heating and Upvc double-glazing. This is a wonderful opportunity to own a piece of history - however, it is very much a project that will involve deepish pockets, elbow grease and patience. Offered for sale with no onward chain.

Situation

The village of Tytherington is situated a short drive south of M5 Junction 14 - ideal for commuters to Bristol or Cheltenham/Gloucester. For commuters, Bristol Parkway Station is 6 miles away and a 20 minute drive. The nearby local centres of Thornbury, Chipping Sodbury and Wotton-under-Edge provide excellent shopping facilities and amenities. The village has a Community Shop with Post Office, The Swan public house, St James Parish Church, a children's play park and a football club - Tytherington Rocks. The website mythornbury.co.uk/thornbury/tytherington is an excellent source of further information.

Property Highlights, Accommodation & Services

- Unique Grade II Listed Detached House
- Noted Within 'The Rural Houses of North Avon & South Gloucestershire 1400-1720'
- Generous Plot Of Circa 0.2 Acres
- Bounded By Hedgerow And Open Parkland/Farmland
- Off-Street Parking In Front
- Entrance Porch, Small Kitchen, Inner Hallway, Concealed Staircase
- Sitting Room With Fireplace, Utility Area, Ground Floor Bathroom
- Boiler Room/Store
- Three Bedrooms Upstairs
- Oil Central Heating And Upvc Double-Glazing

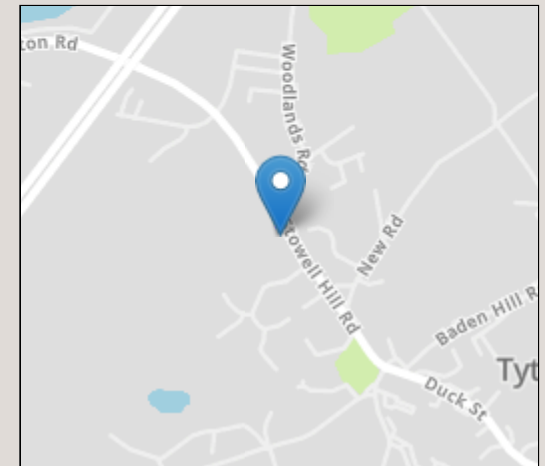
Directions

From the direction of the A38 at Grovesend, pass under the M5, dropping down the hill into Tytherington. You will spy Old Manor House on your right hand side, opposite the bus stop.

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

Tenure - Freehold

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



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