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# Garden Cottage, Mumbleys Lane, Thornbury, South Gloucestershire

## BS35 3JZ

Secreted away along one of Thornbury's most sought after lanes, just minutes from the town centre yet surrounded by countryside rambles, Garden Cottage is an absolute delight from the moment you pull up on the gravel drive and spot the frontage cloaked in Wisteria, the wooden gate opening on to the stunning landscaped gardens and the pretty front door. Inside you certainly won't be disappointed with the good-sized entrance hall with doors through to the handy downstairs cloakroom and utility area, onto the smart fitted kitchen with plenty of space for a good sized dining room table. French doors take you into the living room, the perfect place for hosting family and friends on a summer's day, opening up the double doors on to the garden and letting the outside in. Upstairs there are three fantastic sized double bedrooms, the master with ensuite shower room, plus the family bathroom and every window enjoying a pleasant, green outlook. The garden is of particular note, south-facing and laid mainly to lawn with a working vegetable patch and two patio areas, one with pergola. Peppered in springtime bulbs, pretty perennials and mature shrubs it really is a delight to the senses. With the town centre, fantastic local schools and a plentitude of public footpaths to pick from, Garden cottage is the countryside retreat with excellent local amenities, that will suit anyone looking for tranquility in a great location!

### Situation

Kington is a small hamlet of properties to the west of Thornbury, 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.the.castleschool.org.uk](http://www.the.castleschool.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

- Character Attached Cottage Set Within A Country Estate Of Similar Conversions
- Rural Setting Within Minutes Of Thornbury Town Centre
- Fantastic Cottage Gardens Enclosed By A High Stone Wall And Backing On To Countryside
- Bags Of Character And Presented To A High Standard
- Generous Lounge/Dining Room With Aspect Across The Cottage Gardens, French Doors To Patio
- Fitted Kitchen With Appliances, Separate Utility
- Three Double Bedrooms, En-Suite To Bedroom One, Family Bathroom
- Allocated Parking Next To Cottage Plus Guest Parking
- Double Glazing, LPG Heating, Private Drainage Plant

### Directions

From the pump at the bottom of Thornbury High Street turn into Castle Street and take the 2nd left into Kington Lane. After approximately one mile turn left into Mumbleys Lane. Kyneton House can be found on your left hand side. Enter through the main entrance then bear right in to the courtyard. Garden Cottage can be found straight ahead, tucked away in the left hand corner. There is another entrance to the development a little further along the lane on the left hand side.

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

**Tenure** - Freehold

**Additional Information** - Management fees apply - please enquire

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	60
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Director General	2013

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