

Milburys

SALES LETTING MANAGEMENT



Vine House, Rockhampton, Berkeley, South Gloucestershire GL13 9DT

£1,150,000

Vine House, Rockhampton, Berkeley, GL139DT
 Main House Area 261.0 Sq.M / 2809.50 Sq.Ft
 The Den Area 31.50 Sq.M / 339.50 Sq.Ft
 For identification only. Not to scale.
 Produced by Energy Plus



Outbuilding

Ground Floor

First Floor

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This unique barn conversion has the 'Wow' factor in bucket loads! Set in gardens and paddock of circa 1.764, the owners have created a fantastic modern 'upside down' home making the most of the fabulous setting. Ideal for entertaining, the first floor offers an open-plan dual-aspect reception space with lounge, separate sitting and bar area with concealed study to the side. Bi-fold doors lead out on to the balcony and sun terrace, running across the entire width of the property, with countryside views to enjoy along with fantastic sunsets! A spiral staircase leads down to the garden. A modern and stylish kitchen/dining room has been created with a ceiling lantern, central island, marble work surfaces, integrated appliances and space for a large dining table and chairs. Bi-Fold doors lead from the dining area on to the balcony which connects with the lounge creating that all important extra relaxing and entertaining space in the summer months. There are four double bedrooms on the ground floor, the principal bedroom has a luxury en-suite and the guest bedroom has an en-suite too. There are two further bedrooms, a family bathroom, cloakroom and utility. An added bonus is the detached games room/guest suite - an overflow for guests or additional entertaining space and includes a sauna and steam room plus your very own cinema! There is plenty of off-street parking plus an area to the side for a motorhome or boat perhaps. And for those looking to create further accommodation, there is permission for the 'Conversion of existing storage shed to form annexe ancillary to main dwelling' (30/03/2022 - P21/04701/F). The gardens stretch out behind with an area of paddock at the far end, mature trees, plant and shrub borders, an impressive water feature and large areas of lawn - perfect for children to let off steam. Concealed and out of sight is a large storage shed, plus a further one in the field. We thoroughly recommend a viewing to appreciate all that is on offer - make your request today!

Situation

The village of Rockhampton is situated 2.7 miles from the centre of the market town of Thornbury, away from the bustle of main roads and motorways, yet just 2.9 miles from J14 of the M5. An accessible rural setting with the byways and country walks of the Berkeley Vale right on the door step. The village has a church, St. Oswald's with its 14th Century tower and a thriving cricket club - www.rockhamptoncc.com. The nearest secondary school is The Castle School in Thornbury 2.4 miles away www.thecastleschool.org.uk. National Route 41 of the National Cycle Network passes through the beautiful surrounding countryside 1.3 miles to the north-west at Hill.

Property Highlights, Accommodation & Services

- Superb Barn Conversion Set in Circa 1.764 Acres With Far Reaching Views Across Open Countryside
- Presented To a High Standard Throughout In Its Own Unique Style And Perfect For Entertaining
- Envidable Village Location - Thornbury Within Easy Reach And Country Rambles From The Threshold
- Dual Aspect Reception Space With Lounge, Sitting Area And Bar - Bi-Fold Doors To Balcony/Sun Terrace
- Luxury Fitted Kitchen With Lantern Roof, Central Island, Marble Work Surfaces, Integrated Appliances And Separate Dining Area, Bi-Fold Doors To Balcony
- Four Double Bedrooms, En-Suite Shower Room, Guest En-Suite And Family Bathroom, All On The Ground Floor
- Separate Games Room/Guest Suite With Steam Room And Sauna plus Cinema Room
- Separate Utility And Ground Floor Cloakroom
- Double Glazing, Oil Central Heating, Off-Street Parking
- Permission for 'Conversion of existing storage shed to form annexe ancillary to main dwelling' (30/03/2022 - P21/04701/F)

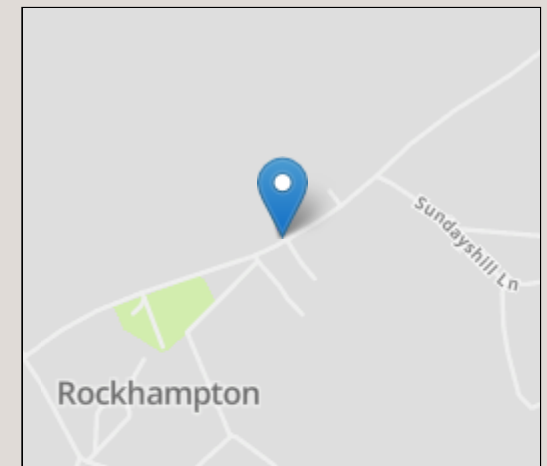
Directions

Heading north out of Thornbury take the left-hand turning signposted Rockhampton. In the centre of the village you will come to a staggered crossroads. Continue on, past the original cricket pitch and pavillion. The entrance to Vine House will be found a short distance further, on the left hand side.

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

Tenure - Freehold

Contact & Viewing - Email: 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	55	62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Director General	2013

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