

# BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- A GRADE II LISTED GEORGIAN HOME
- WITH SEPARATE CHARACTERFUL ANNEXE
- IN THE HEART OF CENTRAL THORNBURY
- MAIN HOUSE WITH THREE RECEPTION ROOMS
- FOUR BEDROOMS
- KITCHEN/BREAKFAST ROOM
- COACH HOUSE ANNEXE WITH THREE BEDROOMS
- ENCLOSED WALLED GARDENS
- EPC HOUSE 'D' - STABLES 'E' - FREEHOLD COUNCIL TAX 'D'



LION HOUSE AND STABLES  
9 CASTLE STREET  
THORNBURY  
BS35 1HA

GUIDE PRICE £975,000

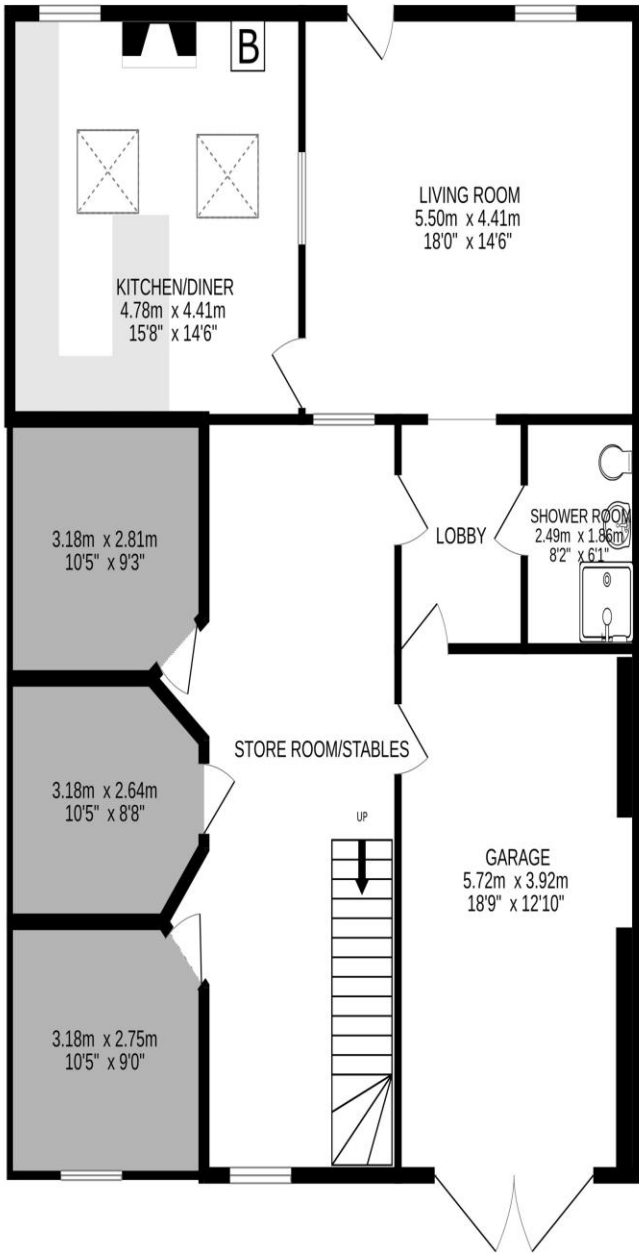
Lion House is a Grade II listed Georgian property that is well presented and retains many of its period features including the distinctive white lion on the parapet and is very well located in central Thornbury. There is also the added benefit of a separate annexe which still has open box stables and many other characterful features. The properties can be sold as one unit or two separate units. Lion house comprises of three reception rooms, kitchen/breakfast room, downstairs shower room, cellar, attic master bedroom with dressing area and en suite shower room, three further bedrooms, one of which is currently being used as a laundry room and a family bathroom. Enclosed rear garden with various shrubs and fruiting trees, paved patio, timber shed and brick built outside W.C.

The Stables comprises of a kitchen/diner, living room, stables/store room, ground floor shower room, three bedrooms and a bathroom. There is also a garage (former coach house) and enclosed courtyard. There is residents parking with permits which can be obtained via South Gloucestershire Council. EPC Lion House 'D' - Stables 'E'. Council Tax Band D. NO CHAIN.

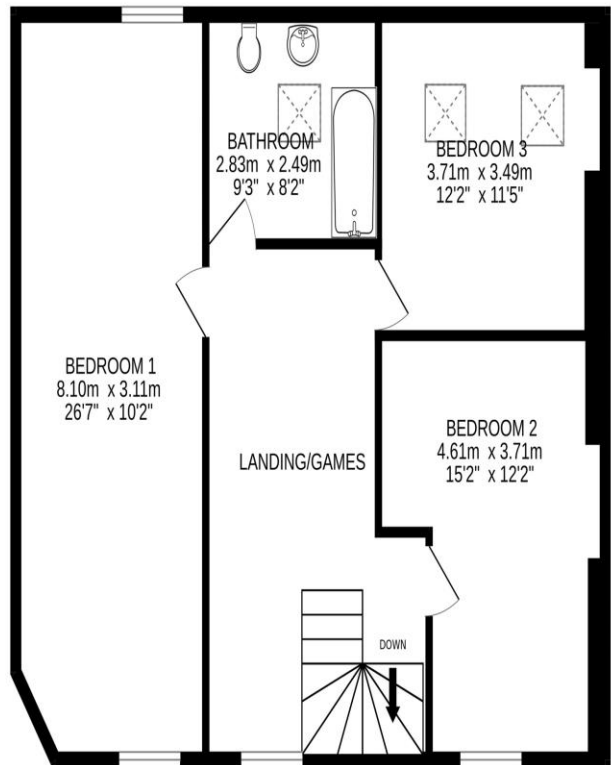
**THORNBURY** With an estimated population of approximately 15,000, Thornbury has everything you might hope for in a town of this size. The pretty High Street has a variety of shops combining national names and local independent stores and these extend through into a small shopping arcade. There are two supermarkets, library, golf course, tennis courts and a large leisure centre with swimming and diving pools. Schooling is provided by five primary schools and Thornbury Castle School provides secondary education. There are also two schools specifically for those children with special needs. Thornbury also benefits from a number of great eateries, from pubs and cafes to fine dining restaurants.

# The STABLES

GROUND FLOOR



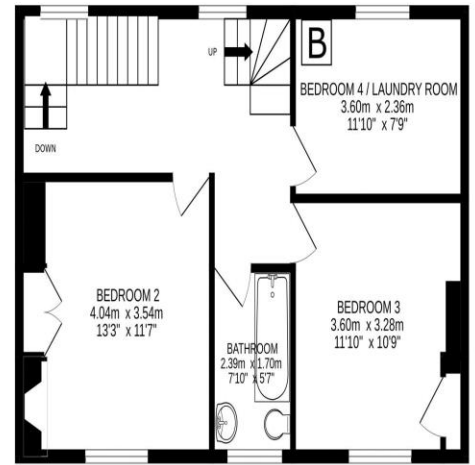
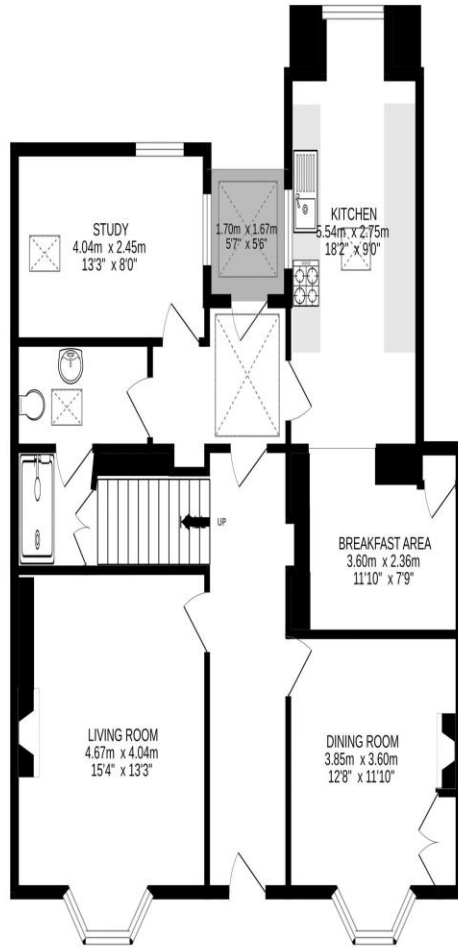
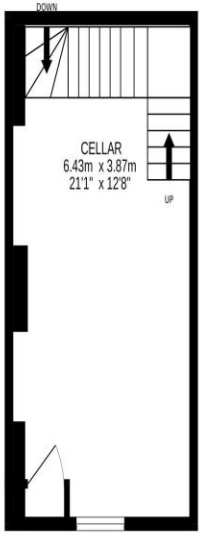
1ST FLOOR



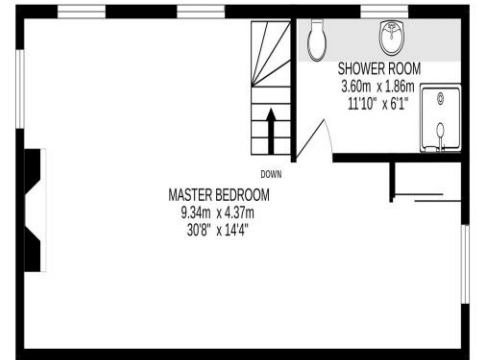
BASEMENT  
23.9 sq.m. (257 sq.ft.) approx.

GROUND FLOOR  
83.8 sq.m. (902 sq.ft.) approx.

1ST FLOOR  
51.2 sq.m. (551 sq.ft.) approx.



2ND FLOOR  
40.1 sq.m. (432 sq.ft.) approx.



TOTAL FLOOR AREA : 198.9 sq.m. (2141 sq.ft.) approx.

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## Energy performance certificate (EPC)

9 Castle Street Thornbury BRISTOL BS35 1HA	Energy rating <b>D</b>	Valid until: <b>5 January 2032</b> Certificate number: <b>2070-2052-9090-6090-0021</b>
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Property type

Mid-terrace house

Total floor area

185 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



## **PLEASE NOTE**

Bonds of Thornbury have not tested any apparatus, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Before making a viewing on any of our properties please let us know if there are any material issues that would affect your decision to purchase any property.

All photographs are for information purposes only and contents are not included as part of the sale.



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