



Barn Cottage, High Street
Tormarton

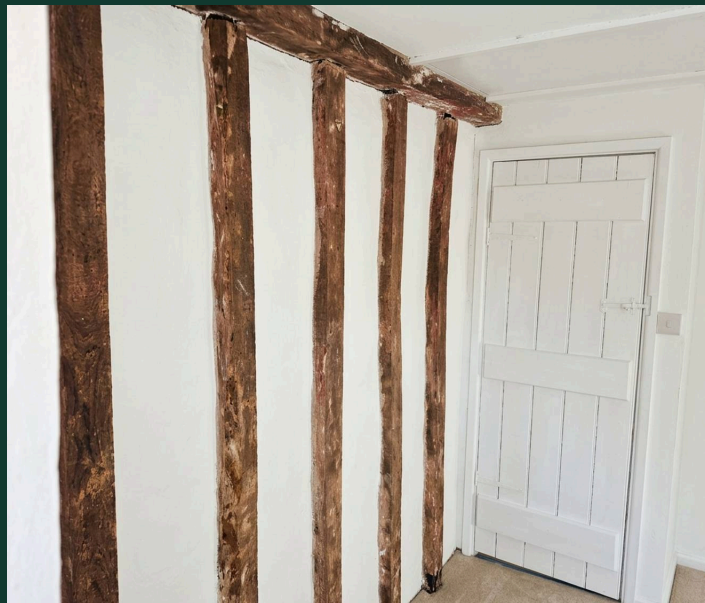
£349,000



Barn Cottage, High Street, Tormarton, Badminton, GL9 1HU

Brimming with character and period features throughout, this semi-detached property has much to offer those looking for more out of their home. Situated in the centre of this community village, the Grade II listed property faces South so is actually a light and sunny space year round. Spacious accommodation includes living room, kitchen/diner, bathroom and 2 bedrooms, with good potential for modernisation and improvement. A useful single garage sits to the side of the property, with off-road parking for one car in front. Tormarton is very convenient for access to the M4 or nearby larger shopping Towns of Chipping Sodbury and Yate, and therefore will appeal to commuters looking for a more friendly and personal environment to live in. The Compass pub is about a 10 minute walk from the property.

- Period Cottage
- 2 Bedrooms
- GII Listed Stone Built
- Some Modernisation Potential
- Garage
- Off Road Parking
- No Onward Chain
- EPC Band F





Location & Situation

Tormarton

Tormarton is a quiet country village on the Southern tip of the Cotswold Hills within the Beaufort Hunt. There is a local pub restaurant called The Compass Inn, within walking distance of the property, a day nursery, fully fitted children's park and miles of country walks around the surrounding countryside. Tormarton offers a particularly convenient access to the M4 motorway junction 18 and to Bath, Bristol, Chippenham, Swindon and Stroud.

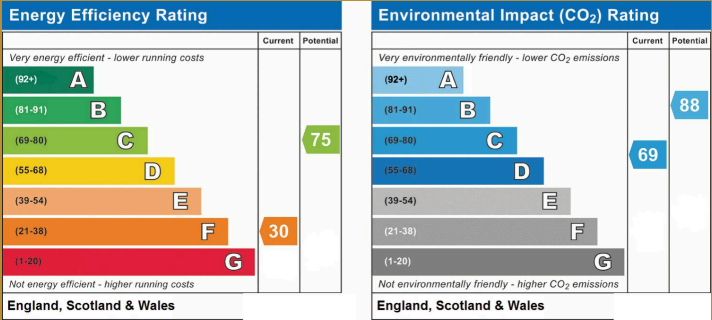
Further details

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: C





Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

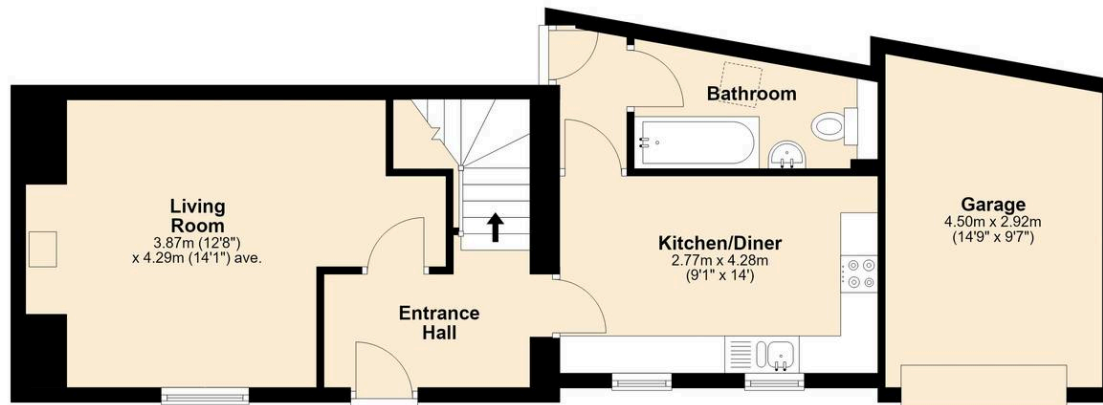
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We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these – or any liability for VAT in respect of any transaction relating to this property.

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Ground Floor

Approx. 61.7 sq. metres (664.5 sq. feet)



First Floor

Approx. 26.6 sq. metres (286.4 sq. feet)



Total area: approx. 88.3 sq. metres (951.0 sq. feet)



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