
estate agents auctioneers
hollis morgan
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Kilgobbin House Wotton Road, Rangeworthy, South Glos, BS37 7NB
£475,000

Hollis Morgan – A freehold detached family home (2581 Sq Ft) in need of updating, situated in a popular village location

- Detached Period Home
- Impressive Features
- Large Footprint
- Internal Updating Required
- Huge Potential
- No Onward Chain

The Property
Kilgobbin House is a Freehold detached family home in the sought after Village of Rangeworthy. The property has a mature plot with the front garden arranged as gravelled off street parking plus a charming rear garden with side access. The accommodation (2581 Sq Ft) is arranged over 2 floors with a flexible reception space plus 5 bedrooms and 3 bathrooms.
NB - Please note the Timber sheds belong to the previous tenant and will be removed prior to completion.
Sold with vacant possession.

The Opportunity
FAMILY HOME | UPDATING

The property has been let for many years and would now benefit from updating to create a fine home or investment in this popular Village.
Interested parties will note the potential to rearrange the ground floor layout and to potentially extend to create a large open plan kitchen / dining area opening onto the rear garden.

SPLIT | 2 DWELLINGS

There is potential to split the property in half to create 2 smaller 2 bedroom cottage style dwellings with parking and gardens.

*All above subject to gaining the necessary consents.

Location
The property is set in semi-rural location in the village of Rangeworthy, convenient to the town centres of Yate, Thornbury and Wotton-under-Edge. This picturesque village enjoys the ambiance of the quintessential Gloucestershire landscape yet is also able to benefit from its proximity to the facilities such as employment, education, shopping and leisure activities found in the larger urban conurbations surrounding Bristol, Bath and Gloucester. The house is convenient to the motorway network, with junction 14 of the M5 and junction 18 of the M4 both being within 10 miles. Bristol city centre and the intercity Railway station at Parkway are also readily accessible.

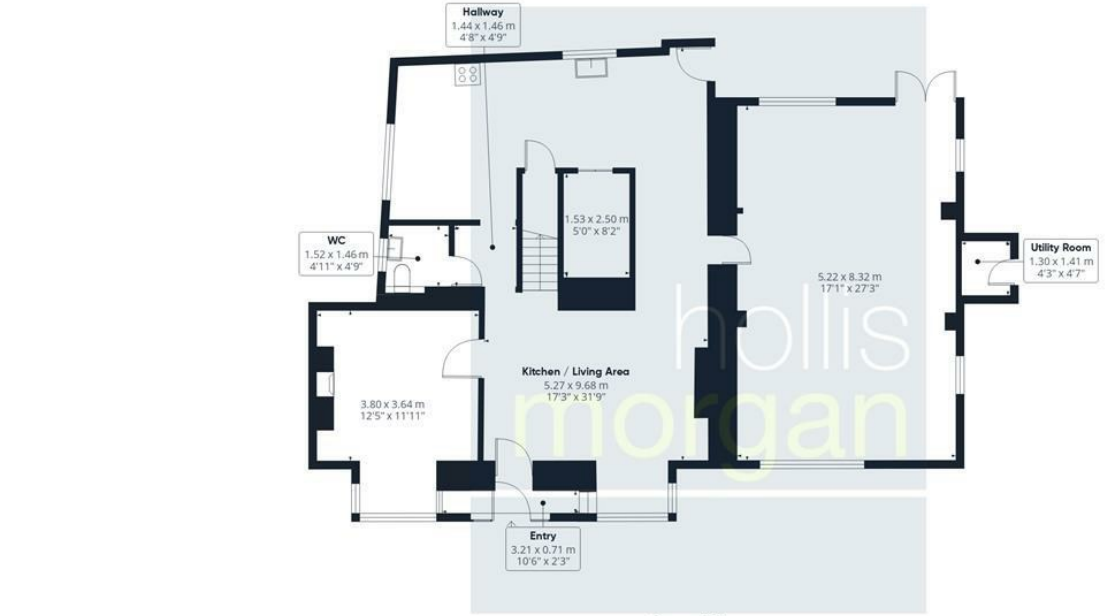
Further Information
Tenure - Freehold
Council Tax - G
EPC - E









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Approximate total area(1)

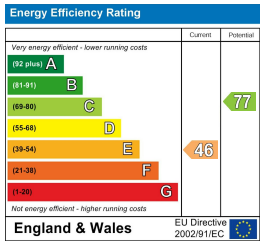
239.8 m²

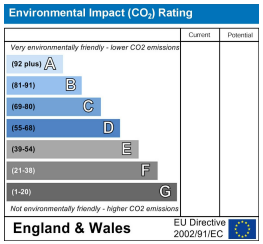
2581 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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