



73 High Street

Thornbury, Bristol, BS35 2AW

 **RUPERT
OLIVER**
property agents



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A well-loved, characterful and beautifully presented family home or downsize with a sunny, southerly garden and allocated off street parking for two cars on Thornbury high street.

Beautifully presented family home or downsize totalling 2020 square feet with double glazing throughout | Characterful, double fronted bay living room with engineered oak flooring, exposed beams, working shutters and log burner | Shaker style kitchen breakfast room with gas Aga, integrated Neff appliances and separate utility | Snug with French doors onto the garden terrace | Dual aspect, principal suite with charming, exposed A frame beams and garden views | Three further double bedrooms, all newly carpeted | Family bathroom with skylight | Top floor study / bedroom five and excellent storage | South-east facing garden with flagstone terrace, level lawn, well stocked beds and a large shed | Allocated off street parking for two cars with Qubev EV charger | EPC: C

Situation

Situated in the heart of the historic market town of Thornbury, this charming family home or downsize benefits from immediate access to all the abundant amenities and excellent schooling options this popular town has to offer. Of note are Manorbrook Primary and The Castle School which are both rated Ofsted Good. The excellent Tockington Manor preparatory school is a mere 3.3 miles away.

Thornbury itself is a bustling town with a leisure centre, abundant options for shopping and dining as well as the impressive Thornbury castle, museum, farmers' market, brewery and golf course. The nearby Old Down Country Park is a lovely open space in which to walk with a kids play area.

Thornbury also provides very easy access to Bristol city centre (20 miles), Bristol Parkway (9 miles) for direct trains to London Paddington (circa 1 hour 15 minutes), Cribbs Causeway (8 miles) and the M4/M5 motorway networks (2.5 miles). Bristol airport is 22 miles away with flights to all major European destinations.







For Sale Freehold

A well-loved and beautifully presented, double bay fronted, family home or downsize with abundant character and charm, double glazing throughout, a modern finish, southerly, lawned garden and allocated off street parking for two cars with EV charging in the heart of Thornbury.

The property has level access directly from the high street, the front door leading directly into a charming and characterful, beautifully decorated living room which has been opened up by the current owners. The room is blessed with 'hygge' in abundance with two red brick fireplaces at either end, one as a feature log store and the other with a large log burner and stone hearth. Engineered oak flooring runs throughout with modern, cast-iron radiators kicking out heat and both bay windows benefitting from double glazing and working shutters. The original beams are exposed with a central oak jowl post providing a lovely focal point to the room. Either side of the log burner, there is bespoke, alcove shelving with integrated cabinetry below. Opposite, the alcoves benefit from characterful exposed stone walling. The room provides a wonderfully homely and atmospheric space in which to work, relax or entertain.

Next door is a cosy snug room with engineered oak flooring and lovely rounded bullnose corners leading into French doors directly onto the garden terrace. This room also benefits from two modern, cast iron radiators and an original cast iron feature fireplace with a stone hearth. A perfect room in which to read, play music or watch films.

The central hall, off which both rooms sit, is charming with engineered oak flooring, bespoke, integrated timber cabinetry providing useful storage and a charming Burlington W/C with further bespoke, integrated cabinetry storage.

The kitchen breakfast room to the rear of the building provides a dual aspect and a sunny, south-east facing orientation with delightful views over the garden. The kitchen has a farmhouse, Shaker-style with granite worktops and tiled backsplash, a gas fired Aga with two ovens and hot plates, integrated Neff four ring induction hob, Neff oven/grill and dishwasher (installed 2025) and a Villeroy and Boch Belfast sink. The free-standing fridge freezer is Fisher and Paykel and subject to negotiation. Engineered oak flooring runs throughout, there is spot lighting overhead, and a door gives direct access onto the garden. There is comfortably space for dining circa six people.

A separate utility provides excellent pantry storage with abundant shelving and cabinetry, an additional Belfast sink and plumbing for white goods.

A newly carpeted, timber staircase with banisters and handrails leads up to the first-floor landing which also benefits from new carpeting. Bedroom one is comfortably large and sits at the rear of the property





with delightful, exposed A frame, timber beams, a dual aspect and lovely garden views via double glazed, casement windows with made to measure blinds. The room is served by a tiled en suite shower room with a walk-in shower, wall mounted sunk unit with cabinetry, WC, towel radiator and a Velux skylight.

Bedrooms two, three and four are all decent doubles with newly laid carpet. Bedroom two overlooks the garden terrace via double glazed, timber casement windows and has integrated wardrobes. Bedrooms three and four face the front of the property with charming window seats, double-glazed sash windows and made to measure curtains. Bedroom three benefits from an integrated wardrobe and storage cupboard. These rooms are served by a modern, fully tiled, family bathroom with bath and shower over, WC, sink with mosaic tiled backsplash and a skylight providing ample natural light.

A staircase leads off the landing to the characterful second-floor loft room or fifth bedroom with exposed beams and floorboards. This room is currently used as a study with a Velux skylight, eave storage and large storeroom at the end housing the gas fired boiler. An ideal home office, studio or kids' bedroom.

Outside

Externally, doors from the kitchen and snug lead directly onto a private, stone walled, flagstone terrace with water, electrics and space for barbequing and dining circa 8 people comfortably.

The adjoining garden is southeast facing with a border of well stocked beds full of shrubs and perennials providing abundant spring summer colour. A gravelled terrace provides another lovely spot to dine or have a drink and a raised deck with a glazed store provides useful storage.

The lawn is level and abundantly private, running the full length of the garden with a large apple tree, a footpath in parallel and stone walling on either side. Four hornbeams line the end of the garden and provide cover for a large, timber garden shed providing excellent storage.

The end of the garden has rear access onto a car park where there is allocated, off street parking for two vehicles with a Qubev EV charging point.

Services: All mains connected

Local Authority: South Gloucestershire County Council,
Tel: 01454 868 005 | Council tax band: E

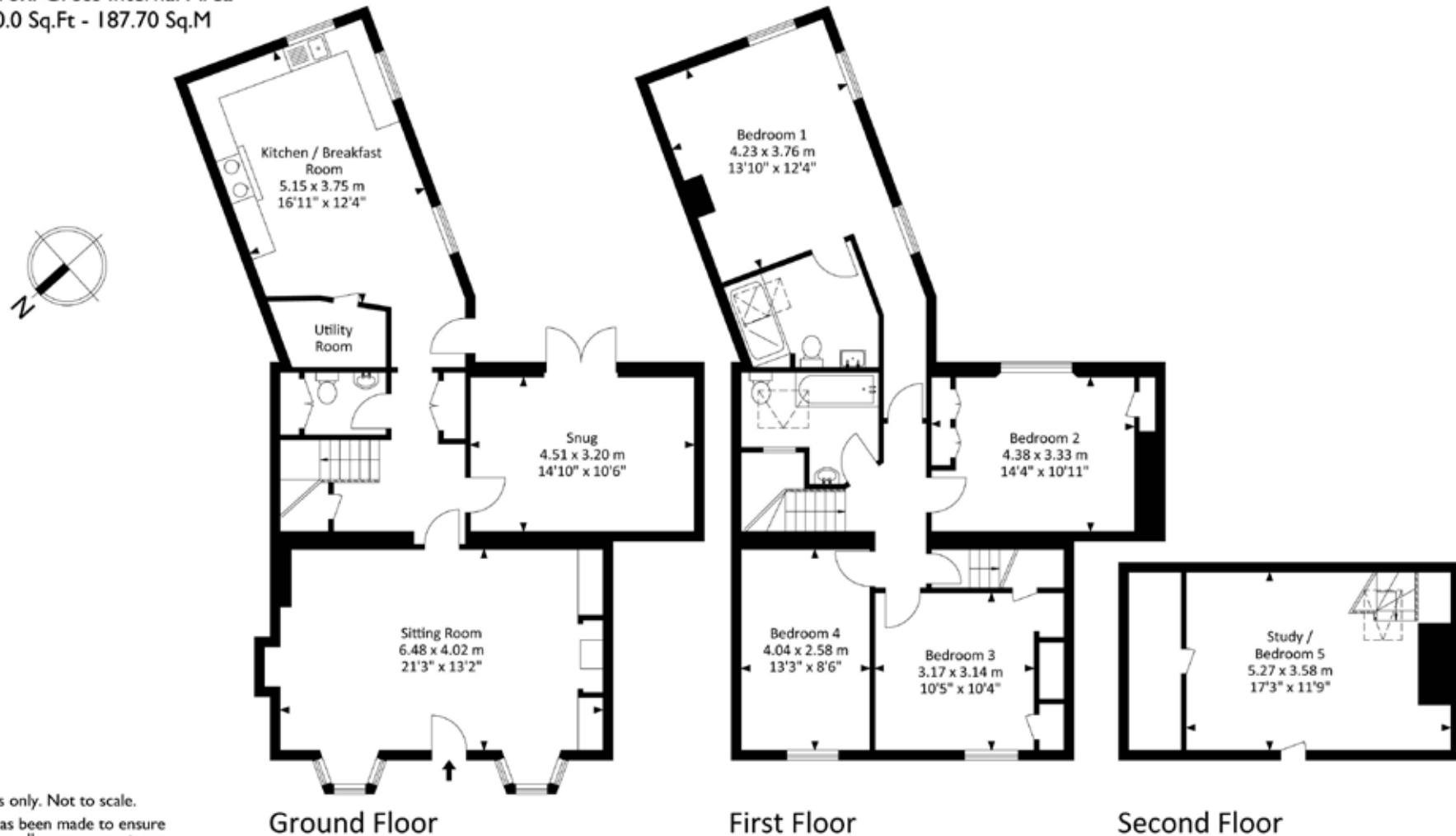
Directions: Post Code: BS35 2AW

Viewing: Strictly by appointment with Rupert Oliver Property Agents.



High Street, Thornbury, Bristol BS35 2AW

Approx. Gross Internal Area
2020.0 Sq.Ft - 187.70 Sq.M



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



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