

HUNTERS®

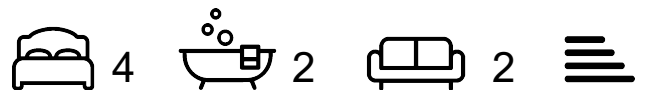
HERE TO GET *you* THERE



Bank Road

Pilning, BS35 4JG

£765,000



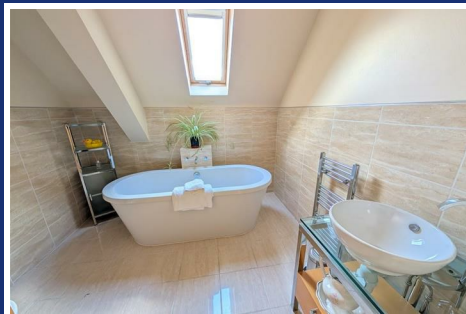
Council Tax: E



The Old School House Bank Road

Pilning, BS35 4JG

£765,000



Having been extensively refurbished and modernised by the current owners, this fabulous former School house is totally individual and unique in every way. During this intense labour of love, immense time and thought has gone into the restoration to strike a delicate balance between retaining the original character whilst subtly introducing modern features and benefits. The accommodation currently provides flexible and versatile accommodation ideal for the family. Of particular note is the substantial attached triple garage that holds commercial use, but, subject to a successful planning application could hold potential to be converted to create an annex for an independent teenager or dependant relative. Totalling a generous 1.3 acres of mature grounds, the plot enjoys established hedge boundaries, a very large and level lawn and extensive car parking for numerous vehicles. Approached via electric gates to a private driveway, this fantastic family home is ideally located in a rural setting, yet convenient for access to a range of excellent local amenities including schools and doctors surgery. Quality homes of this calibre are few and far between, accordingly to avoid certain disappointment internal viewings are keenly encouraged!

Entrance

Via front door to;

Entrance Hall

Double glazed window to side, storage/cloaks cupboard and door opening to kitchen/diner

Kitchen/Diner

19'10" x 18'4" (6.05m x 5.61m)

Upvc double glazed window to side with double glazed French doors opening to front. Range of various floor and wall units with contrasting work surfaces incorporating peninsular unit, sink unit, space for cooking range and extractor hood. Feature fireplace incorporating woodburning stove and radiator

Inner Hallway

Staircase rising to first floor via feature open tread staircase with two storage cupboards, sliding doors opening to

Cloakroom

6'1" x 4'9" (1.86m x 1.47m)

Obscure uPVC double glazed window to rear. W.C, wash hand basin, radiator and wall mounted central heating boiler

Lounge/Family Room

20'0" x 17'7" (6.10m x 5.38m)

Upvc double glazed windows to Front, side and rear. Imposing feature fireplace incorporating attractive exposed stone wall, flagstone hearth and woodburning stove. Radiators

Bedroom 4/Playroom

12'2" x 11'1" (3.71m x 3.40m)

Glazed panel to the rear and radiator

Storage/Rear Lobby

Useful storage area providing access to both utility room and garage/workshop

Utility Room

24'3" x 8'4" (7.4m x 2.55m)

uPVC double glazed window to rear. Range of storage cupboards with worksurfaces incorporating sink unit

Landing

Double glazed window and skylight, large walk in storage cupboard

Family Bathroom

8'7" x 8'0" (2.62m x 2.44m)

Double glazed skylight. Feature stand alone bath, W.C and wash hand basin, under floor heating and heated towel rail

Tel: 01454 411522

Master Bedroom

16'9" x 17'7" (5.13m x 5.38m)

uPVC double glazed window to front , skylight and radiator

En-suite

Double glazed skylight. W.C, wash hand basin and shower enclosure, under floor heating and heated towel rail

Bedroom 2

uPVC double glazed window to rear, double glazed skylight and radiator

En-Suite

Double glazed skylight. W.C, wash hand basin and shower enclosure

Bedroom 3

16'0" x 10'9" (4.9m x 3.30m)

uPVC double glazed window to side, double glazed skylight, built in storage cupboard and radiator

WorkShop/Garage

32'1" x 23'11" (9.80m x 7.29m)

Very large space with commercial use granted. Part glazed door and timber double doors to driveway at the front. There are storage cupboards, worksurfaces and sink unit with power and light

Gardens

The property occupies a large established level plot that is both private and secure being accessed via electric gates to long private driveway. The grounds are mainly laid to lawn with established shrub hedging and numerous mature fruit trees. Furthermore there are various outbuildings including substantial workshop/wood shed.

Parking

Accessed via long private tarmac driveway, there is extensive secure car parking for multiple vehicles

Anti Money Laundering

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

Material Information - Thornbury

Tenure Type; Freehold

Council Tax; South Gloucestershire Band E



Road Map



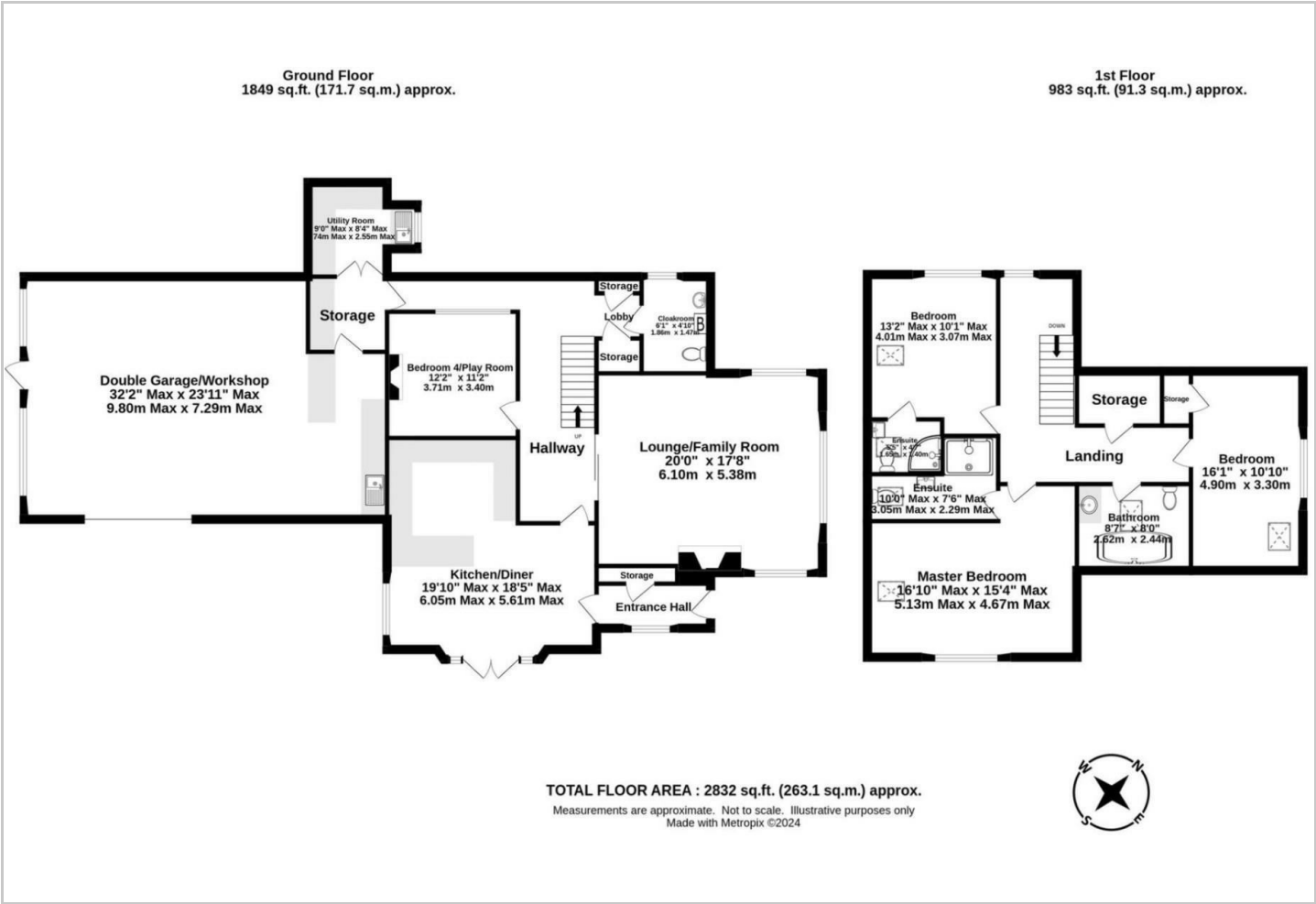
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Thornbury Office on 01454 411522 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.