



A wonderful opportunity for refurbishment or remodelling a family home in a prime residential location.

**Over Lane, Almondsbury, Bristol, BS32**

£700,000 Freehold

savills



A detached family home • Complete refurbishment required • Immediate vacant possession • Extensive grounds and far reaching views • Self-contained ground floor annex • Five bedrooms and a family bathroom • Long driveway and double garage

### Local Information

Almondsbury includes a wide variety of amenity including a regarded primary school, parish church, public house, community shop, dentist and doctors. There are direct bus routes to Bristol City Centre and Cribbs Causeway with the A38 giving access to the M5 and M4 motorway networks. Bristol's commercial centre is circa 10.2 miles and the market town of Thornbury, a number of shops suitable for day to day living. For national travel, Bristol Parkway Train Station has an extensive service to many cities nationwide.

### About this property

This detached home is approached via a long steep driveway that winds it way to the front of the property which is set high on the hillside with far reaching views across the valley. There is parking for a number of vehicles in addition to the adjacent detached double garage with a few steps to the front leading up to the canopied entrance porch. The extensive grounds are certainly of a very generous size, albeit somewhat overgrown with a level area of former lawn to the front of the property with wooded grounds that lead around to the side and the rear. As with the house, there is scope for a good deal of work within the gardens but a keen gardener will no doubt delight in rediscovering their potential with

strategic thinning and planting as appropriate.

The house itself is certainly an exciting project requiring full restoration and it may well be the case that some buyers recognise the opportunity to treat the house and grounds a plot on which to rebuild a completely new home, more befitting the prestige of Over Lane.

As currently laid out, there are reception rooms to either side of the hallway, both of a similar size and with dual aspects enjoying the far reaching views to the front and side. A door from the kitchen leads into an adjoining conservatory. The house has been set out for dual occupancy with a further doorway off the hallway leading to an annex with kitchen, a large bed/sitting room and shower room. A utility room also doubles as a garden workshop or store.

On the first floor there are five double bedrooms and a family bathroom.

**Tenure**  
Freehold

**Local Authority**  
South Gloucestershire Council

**Energy Performance**  
EPC Rating = D









