



Totara, Itchington Road

Tytherington, Wotton-under-Edge, Gloucestershire, GL12 8QG



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Gloucestershire, GL12 8QG

A spacious and traditional detached cottage for renovation, with substantial grounds and consent for driveway and parking.

- Two bedroom detached Cottage (916ft2 / 85m2)
- Renovation project
- Front and Rear Gardens
- Planning consent granted for driveway and parking

Guide Price
£300,000

Well House, The Chipping, Wotton-Under-Edge,
Gloucestershire, GL12 7AD
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Tel 01453 843720
www.david-james.co.uk

Description

An opportunity to acquire a detached former farm cottage for renovation.

Planning consent was granted on 11th February 2022, under reference P21/06268/F for the 'creation of vehicular access onto classified road (Class C) and creation of off street parking areas'. The proposal includes the creation of two parking spaces and a driveway. There is also a lapsed planning consent for garages to the rear of the property.

Situation

The property is located on a rural lane on the edge of the village of Tytherington, providing amenities commensurate with its nature and size, including a village shop, public house, and village hall. A wider range of facilities can be found at the nearby market town of Thornbury, which is 3 miles distant.

The centres of Bristol, Gloucester and London are easily accessible with the A38 within 2 miles of the property, and the Almondsbury Interchange (M4 / M5) located within 6.5 miles.

Accommodation

To the ground floor, the property provides lounge, dining room, kitchen and w/c. To the first floor there two double bedrooms and a bathroom. The property offers scope for reconfiguration and extension.

Outside

Externally, the property offers extensive gardens to the front and rear, together with countryside views. Planning consent has been granted for a new driveway and parking.

Services

The property is connected to mains electricity and water, with drainage to a septic tank, which requires upgrading.

Local Authority

South Gloucestershire District Council
Council Tax Band - E
EPC Rating F


Viewing

Strictly by appointment with the Agents:
David James – 01453 843720

Ref: WEC240282

Date: 4th March 2025

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

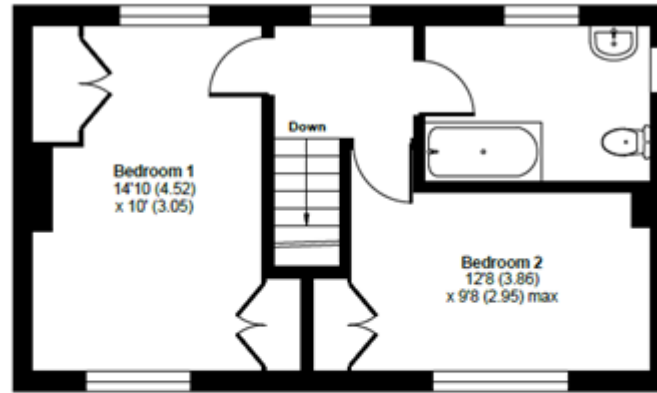
PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

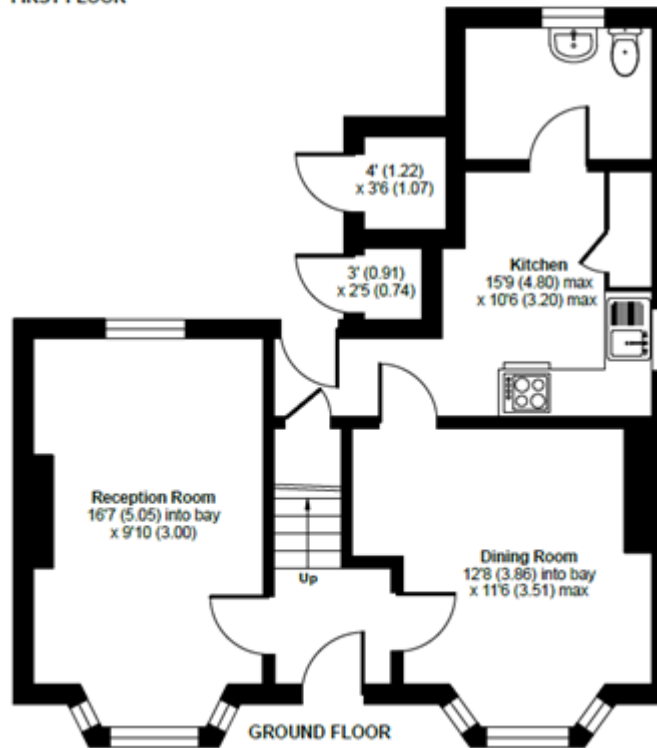
WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.





FIRST FLOOR



GROUND FLOOR