

# MAGGS & ALLEN

LION HOUSE 9 CASTLE STREET  
, THORNBURY, BS35 1HA

**Guide Price: £575,000+**

- SOLD FOR £666,000
- Grand and characterful property (over 4,200sqft)
- Grade II Listed Georgian House
- Plus Two storey, three-bedroom annex
- Extensive living accommodation and private gardens.
- 6-Week Completion



Auction & Commercial  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)





#### FOR SALE BY AUCTION

This property is due to feature in our live online auction on 26 June 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWING

By Appointment

#### SUMMARY

SOLD FOR £666,000 LARGE GEORGIAN HOUSE WITH ATTACHED 3 BEDROOM ANNEX AND GARAGE (over 4,200sqft)

#### DESCRIPTION

Lion House is Grade II Listed Georgian double fronted House with extensive living accommodation and private gardens. There is also an attached two storey annex formally known as 'The Stables' which offers further living space and secure garage. This grand and characterful property (over 4,200sqft) benefits from many original features including the distinctive 'white lion' on the parapet. This splendid residence which is now in need of updating offers scope to create a fabulous and iconic home in the heart of Thornbury.

#### LOCATION

The property is situated on Castle Street is just off the High Street. Thornbury is a charming and historic market town located just north of Bristol, offering a unique blend of period architecture, modern amenities, and a strong sense of community. The town centre boasts a wide range of independent shops, cafes, and restaurants, along with excellent schools, leisure facilities, and beautiful open spaces. With its picturesque High Street, Thornbury Castle, and regular farmers' markets, the town retains a traditional feel while being conveniently placed for commuters – providing easy access to the M4/M5 motorways, Bristol Parkway station, and Bristol city centre. Thornbury is an increasingly popular location for families and professionals seeking a relaxed lifestyle with great connectivity and character.

#### ACCOMMODATION

Lion House comprises entrance hall, two reception rooms, kitchen/ dining room, office, wet room, basement, three double bedrooms, bathroom, loft room with ensuite. Large private gardens.

The Stables comprises a garage, large reception room, kitchen, stables, three large bedrooms and bathroom. Courtyard garden.

Please refer to floorplan for approximate room measurements and internal layout.

#### OUTSIDE

Private and enclosed, level garden with numerous established shrubs and trees. There is a paved patio and timber shed with aluminium framed greenhouse. Furthermore there is a brick built outside W.C.

#### COMPLETION

Completion for this lot will be 6 weeks from exchange of contracts or sooner by mutual agreement.

#### SITE PLAN

The site plan is provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

#### HMO LICENSING & PLANNING

HMO licensing regulations and planning requirements are subject to regular changes, updates and even individual interpretations by the Local Authority. Prospective buyers are therefore required to make their own enquiries with the Local Authority and review the documents contained in the auction legal pack fully to satisfy themselves that the property is compliant in this respect. Maggs & Allen accept no liability in the event that any Licensing or Planning requirements/documents are not in order at the point of sale.

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating:

Main House : D

Stables: E

#### TENURE

#### LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email [lettings@maggsandallen.co.uk](mailto:lettings@maggsandallen.co.uk).

#### AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email [admin@maggsandallen.co.uk](mailto:admin@maggsandallen.co.uk)

#### BUYER'S PREMIUM

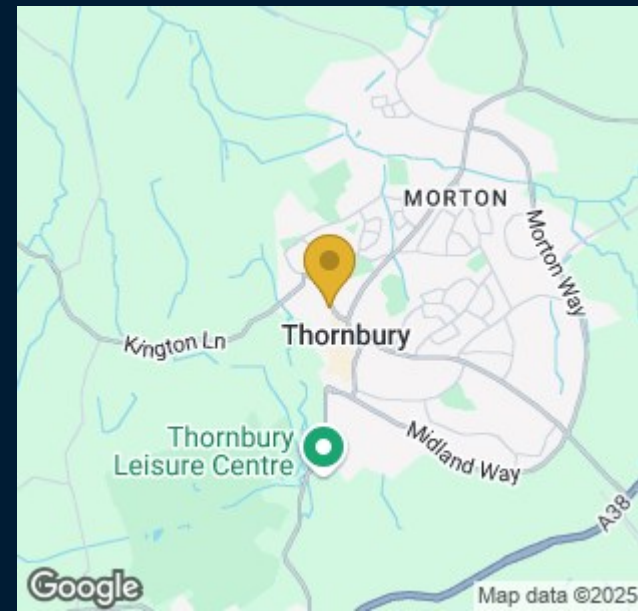
Please be advised that all purchasers are subject to a £1,500 plus VAT (£1,800 inc VAT) buyer's premium payable upon exchange of contracts.

#### \*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.







Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.





#### Approximate total area<sup>®</sup>

4217 ft<sup>2</sup>  
391.7 m<sup>2</sup>

#### Reduced headroom

89 ft<sup>2</sup>  
8.3 m<sup>2</sup>

(1) Excluding balconies and terraces

#### Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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