



# MAGGS & ALLEN

OLD MANOR HOUSE  
STOWELL HILL ROAD

TYTHERINGTON, WOTTON-UNDER-EDGE,  
GL12 8UH

**Guide Price: £200,000 - £225,000**

- 25 June LIVE ONLINE AUCTION
- Unique Grade II Listed Detached House
- Generous plot of approximately 0.2 acres
- Huge scope to renovate and add value
- Popular location in the village of Tytherington
- 8-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 online auction on 25 June 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment.

## SUMMARY

GRADE II LISTED DETACHED HOME WITH HUGE POTENTIAL - 0.2 ACRE PLOT

## DESCRIPTION

Old Manor House is a charming Grade II listed detached residence occupying a generous plot of approximately 0.2 acres in the highly regarded village of Tytherington. Requiring renovation throughout, the property presents a rare opportunity to restore and create an exceptional family home rich in character and period appeal.

Set in an elevated position from the road and bordered by mature hedgerow with attractive open parkland and farmland beyond, the property enjoys a picturesque and peaceful setting. The accommodation includes a kitchen, living room, bathroom, and a spacious internal hallway to the ground floor, with a characterful twisting staircase rising to three first-floor bedrooms.

A unique opportunity for builders, developers, and family purchasers seeking a refurbishment project with significant potential in a desirable village location.

## LOCATION

Tytherington is a popular South Gloucestershire village conveniently positioned just south of Junction 14 of the M5 motorway, making it an excellent choice for commuters travelling to Bristol, Cheltenham, and Gloucester. Bristol Parkway railway station is approximately 6 miles away and can be reached in around 20 minutes by car, providing direct mainline services to a range of destinations.

The nearby market towns of Thornbury, Chipping Sodbury, and Wotton-under-Edge offer an excellent selection of shops, supermarkets, cafés, and everyday amenities. Within the village itself, residents benefit from a range of local facilities including a Community Shop with Post Office, The Swan public house, St James Parish Church, a children's play area, and the well-regarded Tytherington Rocks football club.

## ACCOMMODATION

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

## COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

## TENURE

Please refer to the auction legal pack for confirmation.

## NOTES

Bidders should be aware that an Enforcement Notice has been issued by South Gloucestershire Council in relation to the driveway/hardstanding and retaining walls that have been created at the front of the property without planning permission. The successful buyer will be expected to comply with the requirements under Section 5 of the Enforcement Notice, a full copy of which will be included in the auction legal pack.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: TBC

## 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 £1,800 plus VAT (£2,160 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.

## RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## PROXY, TELEPHONE & ONLINE REMOTE BIDDING

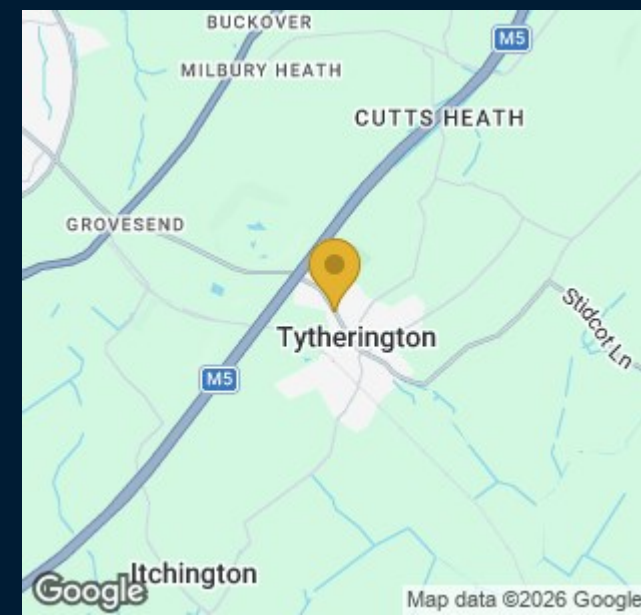
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

## PRELIMINARY DEPOSITS

The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.





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.



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