



HOLMANS
ESTATE AGENTS

1 Red Lion Steps, High Street, Blockley, Moreton-in-Marsh, Gloucestershire, GL56 9HH

Offers Over £495,000, Freehold

Property Description

Positioned in the fashionable Dovedale end of the High Street and forming an integral part of the street scene of this delightful village, this completely unique two storey, two/three bedroomed village retreat is full of the innate character and charm of a period home believed to date from the early 18th century.

For many years numbers 1 and 2 Red Lion Steps were understood to be on the same deed and for over a hundred years the property is believed to have been a public house mainly frequented by farm hands returning from the adjacent countryside.

The property has many endearing features such as exposed beams, timber panelling, antique doors and fireplaces but one of the most ingratiating features is the stunning facade of Red Lion Steps with this property having its own Italianesque style Juliet balcony.

Developed in several stages, the property has two double bedrooms over the front living room each with its own ensuite facilities, there is a bespoke central fitted kitchen and a second staircase to the rear of the property leading to a spacious living room with an Apex ceiling and, having its own bathroom, could be used as a third double bedroom if required. The property is warmed with gas fired central heating and a homely woodburning stove in the diner-kitchen.

Externally the property has an enclosed terrace adjacent to the rear living room with a separate pathway leading to a completely enclosed and private garden and recreational area. The steps further ascend to a larger garden enjoying stunning panoramic views over roof tops towards the surrounding countryside.

Walks can be enjoyed directly from the property into Dovedale Woods only a few hundred yards away forming a cul-de-sac to the high street and therefore no through traffic.

The village is located mid-way between the Cotswold cafe society of Chipping Campden and the more traditional market town of Moreton-in-Marsh where there are rail links to London Paddington. The village has two public houses, primary school, a well stocked local shop and the very fashionable adjacent cafe which opens as a fine dining restaurant several evenings a week.

The village is also famous for the filming of the Father Brown series in which the village is named Kempleford.

Accommodation comprises:

Front Living Room

(15' 3" x 16' 8") or (4.66m x 5.08m)

Fireplace with living flame gas fire (untested) and tiled surround, exposed oak and pitched pine beams to the ceiling, part-exposed stone walling, built-in book shelves and built-in understairs storage cupboard. Part-flagstone flooring and easy staircase returning to first floor with wattle and daub style panelling to one side. Double and single radiator, two built-in cupboards and leaded paned front windows with Easterly aspect.

Ground Floor Diner-Kitchen

(14' 4" x 13' 5") or (4.38m x 4.09m)

Single radiator, cast iron wood burning stove set in to original stone chimney breast, wall-mounted Worcester gas fired central heating boiler, built-in window seat, single radiator. Bespoke kitchen fitted on two sides with antique pine cupboards, wood trimmed laminate work surfaces with inset one and half sink unit with single drainer and mixer tap. Space and plumbing for dishwasher, space for fridge and space for slot-in electric cooker with canopied cooker hood above. Corner carousel unit, five further base units, six matching wall-mounted cupboards, open plate rack and glazed double dresser unit. Antique pine cabinet to match with two base units, central drawer and book shelf. Space for small wine rack.

Ground Floor Cloakroom

With two piece suite in white, low flush w.c., wash hand basin set onto double cupboard, built-in extractor, exposed ceiling beams and built-in cupboard. Space and plumbing for automatic washer.

Central Study/Dining Room

(15' 5" x 13' 6") or (4.71m x 4.11m)

Two single radiators, exposed beams to the ceiling, antique oak side door (disused) three built-in shelved cupboards. Returning antique pine staircase to rear first floor with spindle balustrade. Antique oak lintel and exposed stone support.

Bathroom / WC

With three piece suite in white, low flush w.c., pedestal wash hand basin, handled panel bath with integrated Mira shower with fully tiled surround. Built-in extractor, single radiator and access to loft space.

First Floor Rear

(15' 4" x 15' 0") or (4.67m x 4.58m)

Small paned windows on three sides with double doors opening onto Westerly facing courtyard. Stone fireplace around cast iron woodburning stove. 12' 53" high Apex ceiling with exposed oak beams and roof timbers. Built-in window seat, two double radiators, door opening to bathroom/w.c.

First Floor (front) Landing

Gallery-style landing with spindle balustrade and single radiator. Two timber panelled doors.

Front Bedroom 1

(13' 5" x 11' 2") or (4.08m x 3.40m)

Dual-aspected room with two front windows with leaded panes and Southerly facing gable window, double radiator.

En Suite Shower Room / WC

With three piece suite in white, pedestal wash hand basin, low flush w.c., fully tiled shower cubicle with Mira Event shower and folding glazed door.

Middle Bedroom 2

(12' 9" x 8' 8") or (3.88m x 2.64m)

Single radiator, exposed ceiling beam, double small paned doors with a Southerly aspect over roof tops incorporating a Juliet balcony with wrought iron railings. Built-in shelved cupboard and airing cupboard with foam lagged cylinder and immersion heater.

En Suite Bathroom/WC

With three piece suite in white, low flush w.c., pedestal wash hand basin, handled panel bath with fully tiled surround and Mira shower unit with glazed screen, single radiator and exposed beam.

Outside

There is an ornate flagged pathway believed to be shared by numbers 1 and 2 Red Lion Steps leading to the steps themselves and to a higher level patio over which Number 2 Red Lion Steps has the right of access to their garden. There is a courtyard immediately adjacent to the rear of the property.

Rear Courtyard

(13' 11" x 12' 6") or (4.23m x 3.80m)

With elevated garden plot, trellis work surround, steps to the side giving access to a higher gravelled area through further trellising to a completely concealed garden area.

Concealed Garden Area

(24' 3" x 26' 11") or (7.40m x 8.20m)

With stone built shed and open storage area to one side with corrugated roof all with power and light. There is a retaining Cotswold stone wall and further steps to a higher level garden area and a pathway and array of mature shrubs.

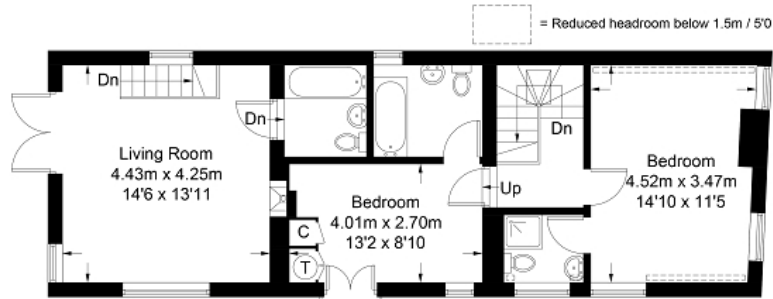
Higher Level Garden Area

(80' 0" x 30' 0") or (24.38m x 9.14m)

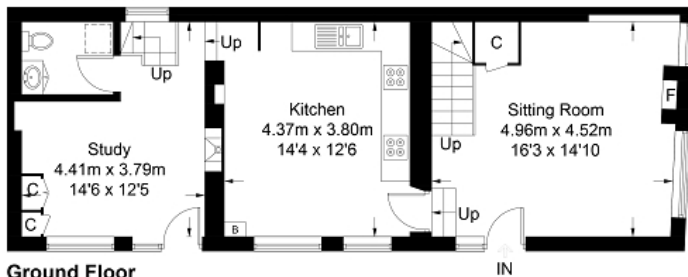
With elevated seating area and superb views over the surrounding countryside. Antique stone flags ascend to a higher level garden area, further stone staircase and wrought iron railings leading to private garden (unsafe to explore), random Cotswold stone wall. Further seating area and timber cabin.



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First Floor
66.0 sq m / 710 sq ft



Ground Floor
61.0 sq m / 657 sq ft

Approximate Gross Internal Area = 127 sq m / 1367 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale. (ID1078695)

Directions

From our Moreton-in-Marsh office, turn left and at the second mini roundabout turn right along the A44 towards Broadway continuing through the village of Bourton-on-the-Hill after which turn right signposted Blockley 1 1/2 miles. When descending into the village, continue through a series of bends then turn left at the crossroads adjacent to the village green and left at the next T-junction continuing past Blockley shop and cafe and into the high street. Continue past The Crown Hotel on the right and past Chapel Lane and just after Days Lane, this property is then next but one on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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