



HOLMANS
— ESTATE AGENTS —

Pilgrim Cottage, High Street, Blockley, Moreton-in-Marsh, Gloucestershire, GL56 9EX

Guide Price £595,000, Freehold

Property Description

Forming an integral part of the street scene of this iconic North Cotswold village and having undergone a complete program of modernisation over recent years, this beautifully appointed Grade II Listed, three storey, three bedroomed character home is strongly recommended for inspection for those looking for a village retreat ready for an immediate occupation.

Combining the innate character and charm of a period home with the contemporary refinements of modern day living, the property has flagstone floors to the whole of the ground floor, a homely Cotswold stone fireplace in the spacious living room which also incorporates a distinctive small paned renovated bow window.

The full-width diner kitchen to the rear has solid wood work tops and an extensive range of cupboards and integrated appliances. There is ample room for a large dining table creating an excellent space for entertaining.

At first floor level the master bedroom has an attractive outlook along Blockley High Street and a fully tiled bathroom/w.c. with a rain shower head. There is access to a north westerly-facing sun terrace perfect for those late afternoon recreational moments. There are two further bedrooms on the second floor with a partial aspect over countryside to the front and over gardens to the rear.

More contemporary refinements include all renewed gas fired central heating from a combination boiler, upgraded wiring and plumbing throughout, renewed double glazed windows and the property has been stylishly and neutrally decorated throughout.

Externally the property has an approximately 80 foot rear garden and patio formed on several levels which in turn leads to a pathway leading to Chapel Lane.

We are informed the property was once a general grocery store until the late 1960s when the High Street contained many shops and banks before the onset of supermarkets in bigger town centres.

Scenic walks can be enjoyed in the surrounding countryside directly from the property where the High Street culminates in Dovedale Woods. The village has two public houses, a comprehensive village store and the very fashionable Blockley Café which opens as a fine dining restaurant several evenings a week.

Blockley is located midway between the Cotswold café society of Chipping Campden and the more traditional market town of Moreton in Marsh with one of the most famous tree-lined High Streets in the North Cotswolds with its own railway station with links to Oxford and London Paddington.

Accommodation comprises:

Front Living Room

(16' 04" x 17' 10") or (4.98m x 5.44m)

With flagstone floor, exposed beams to the ceiling, Cotswold stone fireplace with grate for real fire, two single radiators. Easy staircase rising to first floor with batoned balustrade. Built-in cloaks cupboard with consumer unit and particularly attractive bow window with south easterly aspect along the high street towards St Peters and St Pauls church.

Rear Diner-Kitchen

(16' 11" x 12' 09") or (5.16m x 3.89m)

Also with flagstone floor, parquet-style solid timber work tops fitted to three sides with inset Grohe stainless steel sink unit with mixer tap above. Integrated Beko slim-line dishwasher, split-level Cooke and Lewis four ring gas hob with cooker hood above and electric circathern oven below. Integrated Candy washer drier. Thirteen base cupboards, integrated low level skirting radiator and almost full-height vertical column radiator. Nine inset spotlights to the ceiling, stable-style rear door and wall-mounted tv point.

First Floor Landing Area

With single radiator, fitted arched wall mirror, small paned door leading on to north westerly facing elevated patio and easy staircase rising to second floor.

Front Bedroom 1

(18' 0" Max x 11' 01") or (5.49m Max x 3.38m)

Back to back window to landing, two single radiators, two double small paned windows and engaging aspect over the high street towards countryside.

Bathroom/W.C.

With three piece suite in white, pedestal wash hand basin, low flush WC, panelled bath with rain shower head and hand-held shower spray. Fully tiled walls with full-height column radiator. Mirrored vanity cupboard, shaver point, frosted rear window, built-in extractor.

Second Floor Landing Area

Gallery-style landing with batoned balustrade, exposed beam, single radiator. Outlook over rear garden.

Through Bedroom 2

(16' 06" x 9' 03") or (5.03m x 2.82m)

Dormer window to the front, outlook over gardens to the rear towards the Old Chapel. Two single radiators, tv aerial point. Built-in airing cupboard with Valiant combination boiler for instantaneous hot water and gas fired central heating. Access to small loft area.

Front Bedroom 3

(8' 08" x 9' 08") or (2.64m x 2.95m)

Dormer window, single radiator, tv aerial point.

Outside

Front Area

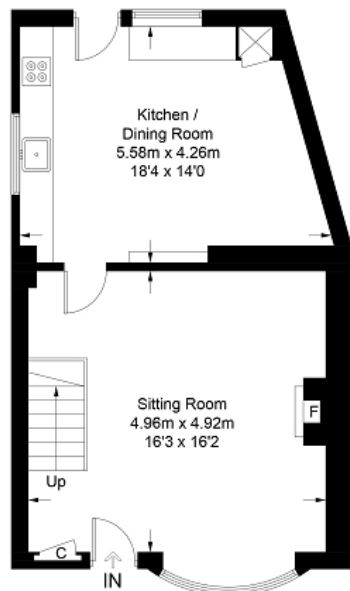
There is a block paved area immediately to the front of Pilgrim Cottage on which there is no official allocated parking and is officially part of the highway. Cars, however, have been parked there on an informal basis over many years.

Rear Garden

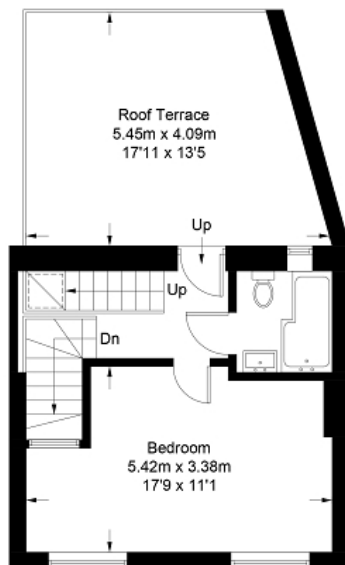
Patio immediately adjacent to the property with flagstone base, French drain installed and random Cotswold stone wall to the rear. The gate to the side is solely for Pilgrim Cottage only, for the right of access for maintenance to this property. Elevated garden area with gravel chippings, French drain installed and boundary of random Cotswold stone wall and fencing. Further steps ascend to a lawned garden area, approximately 50 feet deep by 20 feet wide, with boundary wall and fencing. Dog leg to the rear connecting to a communal pathway with direct access to Chapel Lane.



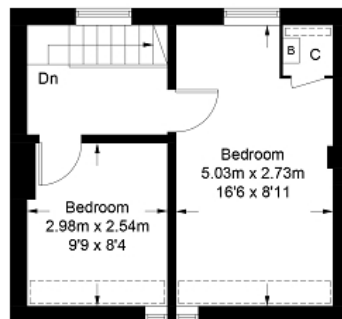
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Ground Floor
50.6 sq m / 545 sq ft



First Floor
27.8 sq m / 299 sq ft



Second Floor
27.2 sq m / 293 sq ft

Approximate Gross Internal Area = 105.6 sq m / 1137 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1168025)

Directions

From our Moreton-in-Marsh office, turn left and at the second mini roundabout turn right along the A44, continue through the village of Bourton-on-the-Hill, after which turn right sign posted Blockley 1 1/2 miles. When entering the village, continue down the hill and through a series of bends, turning left at the crossroads adjacent to the village green and, keeping the village green on the left hand side, at the following T junction turn left passing the shop and caf and where the road narrows, passing the church on the left hand side and into the High Street. Continue past the Crown Hotel and this property is then positioned a short way along on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(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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