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ESTATE AGENTS

Folly Cottage, Bourton On The Hill, Moreton-in-Marsh, Gloucestershire, GL56 9AG

Offers Over £500,000, Freehold

Property Description

Discretely positioned in a quiet country cul-de-sac location with only a few other neighbours, this quite enchanting two-storey two/three bedroomed semi-detached country retreat is quirky with a capital "Q" and should be viewed internally to be fully appreciated.

Loved by the same family for over 65 years, this atmospheric home is believed to have dated from around the mid 18th century and was formally two farm workers cottages. Adapted over the years, there is now a cosy living room with a homely woodburning stove and a living kitchen on the ground floor in addition to a conservatory entrance and a recently renewed bathroom/w.c. At first floor level there are two double bedrooms (one leading to the other) and on the second floor there is a full-width bedroom and dressing room with an Apex ceiling and exposed beams. Other character features include some leaded paned mullioned windows with built-in window seats.

Not only does the property have off-street parking for two vehicles (one is an optional side garden), but there is also a stunning 90 foot enclosed rear garden particularly well-stocked with flowers and shrubs, well tended over the years, and having a vegetable patch at the rear.

Modern refinements include gas fired central heating from a combination boiler and some upgraded wiring.

Keytes Lane is located in the south-westerly corner of Bourton-on-the-Hill and literally on the door step of many attractive walks in the surrounding countryside around Sezincote House and Batsford Arboretum. The village is served with the popular eatery in The Horse and Groom where booking is advised at weekends.

The village is located midway between the more substantial village of Blockley and the traditional market town of Moreton-in-Marsh with its famous tree-lined high street, a wealth of shops, hostelrys and amenities and the all important railway station with direct links to Oxford and London Paddington.

Accommodation comprises:

Front Porch

(14' 6" x 6' 4") or (4.41m x 1.94m)

With integrated grape vine on two sides, quarry tiled floor, fitted window blinds, double radiator. Access to side garden or parking space.

Bathroom / WC

(8' 9" x 6' 9") or (2.67m x 2.05m)

With timber laminate floor. Three piece suite in white, panelled bath with glazed shower screen and hand-held shower spray, pedestal wash hand basin and low flush w.c. Single radiator, part-tiled walls and built-in boiler cupboard housing Worcester combination boiler for instantaneous hot water and gas fired central heating.

Living Room

(12' 2" x 10' 8" Max) or (3.70m x 3.25m Max)

Striking inglenook fireplace with cast iron woodburning stove on elevated hearth. Built-in understairs recess to one side with cupboard below, double radiator. Exposed ceiling beam. Built-in window seat with small paned mullioned window.

Living Kitchen

(11' 10" x 14' 0") or (3.60m x 4.26m)

With quarry tiled floor, original fireplace currently with stove, stainless steel five ring gas range. Timber work tops to two sides with inset stainless steel sink unit with single drainer and mixer tap, plate rack. Curtained area with space and plumbing for automatic washer. Small paned mullioned window with southerly aspect. Double radiator and exposed ceiling beam.

First Floor

Bedroom 1 (over living room)

Through-room with small paned windows, two wall-mounted light points and window with attractive outlook over rear garden. Double radiator, door to Bedroom 2.

Bedroom 2 (over kitchen)

(13' 4" x 10' 10") or (4.07m x 3.30m)

Two wall-mounted light points, double radiator, built-in window seat with attractive southerly aspect over gardens and countryside. Built-in understairs wardrobe and access to second staircase leading to second floor.

Second Floor

Dressing Room

(13' 6" x 6' 10" Min) or (4.11m x 2.08m Min)

With northerly-facing double glazed Velux swing window. Four built-in cupboards to eaves storage, exposed purlins, apex roof.

Bedroom 3

(11' 0" x 11' 1") or (3.35m x 3.39m)

Exposed roof timbers, double glazed Velux swing window. Cotswold stone random pointed chimney breast.

Outside

Front Garden

Elevated plot immediately adjacent to the property with steps ascending to front door and outside light. To the extreme west of the property there is a graveled off-street parking bay for one large vehicle in front of Keytes Cottage. The gated area between the parking bay and Folly Cottage has the option to a separate side garden to the walled surround or further off-street parking for one vehicle. Outside water tap. Beyond this, two stone staircases ascend to the rear garden. Brick built outside store with renewed electricity meter.

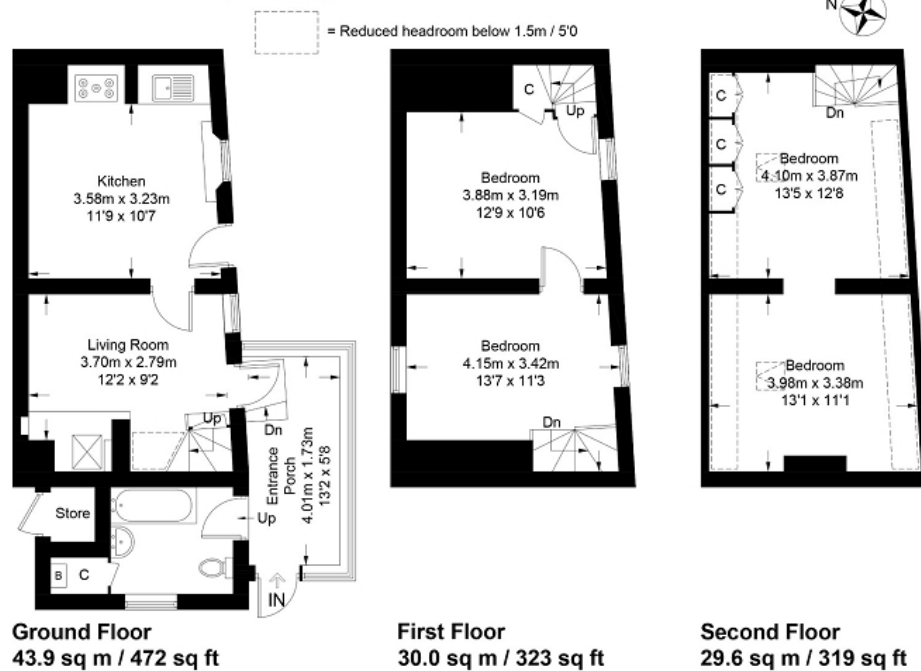
Rear Garden

(90' 0" x 0' 0") or (27.43m x 0.00m)

With large silver birch tree, mainly laid to lawn with a central rockery area beyond which there is a trellised area with four vegetable patches. Elevated separate garden area to the rear with an antique walled surround and a timber cabin.



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Approximate Gross Internal Area = 103.5 sq m / 1114 sq ft
(Including Entrance Porch)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1177481)

Directions

From our office in Moreton-in-Marsh, turn left and then right along the A44 towards Evesham and in to the village of Bourton-on-the-Hill. Continue past the church taking the next turning on the left, at the end of which is Keytes Lane. Continue along the lane as it veers to the left and Folly Cottage is then the second of a pair of semi-detached cottages on the right hand side. Continue past the cottage and the double gates and park in the following parking bay opposite Keytes Cottage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	51	
(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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