



**HOLMANS**  
— ESTATE AGENTS —



# Mollys Cottage, 5 Mount Pleasant, Blockley, Gloucestershire, GL56 9BU

Guide Price £325,000, Freehold

## Property Description

Discreetly positioned in a hideaway location, close to the centre of this idyllic north Cotswold village and full of the innate character and charm of a period home, this inner-terraced, two-storey, two double bedroom village retreat offers excellent accommodation for either a main home, supplementary home, or as a holiday cottage for investment purposes.

Upgraded over recent years, the property now has a stylish fitted kitchen with solid oak work tops, gas fired central heating, sealed unit double glazing and an outstanding tiled bathroom extension with a contemporary suite and underfloor heating.

Other attractions of the property include a state-of-the-art gas fire in the atmospheric original fireplace in the living room, two spacious double bedrooms on the first floor and a very attractive westerly facing enclosed garden to the front perfect for alfresco dining and taking full advantage of the afternoon and evening sun.

There are many exposed beams, pointed stone walls and antique pine doors.

Blockley is one of the most popular villages in the North Cotswolds midway 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, an amateur dramatic society, a very well stocked modern village store adjacent to which there is a Blockley cafe which doubles as a fine dining restaurant several evenings a week.

Blockley is famous as the location for the filming of the BBC series Father Brown where it is referred to as Kembleford.

## Accommodation comprises:

### Front Porch

Stone flagged floor. Oak style UPVC double glazed front. Potterton gas fired central heating boiler.

### Living Room

(12' 03" x 11' 11") or (3.73m x 3.63m)

Random pointed stone full height chimney breast with stone hearth supporting Dru Global 70xt gas fire. Exposed beams to the ceiling. UPVC double glazed window. Telephone point. TV aerial point. Six power points. Single radiator.

### Kitchen

(12' 03" x 6' 05") or (3.73m x 1.96m)

Solid oak parquet worktops fitted to three sides, attractively tiled surround in pastel shades with concealed pelmet illumination. Inset enamel sink unit with chrome swan neck mixer tap and matching oak window shelf. Shott ceramic electric hob with pull-out extractor hood above, Hotpoint electric circatherm oven below. Five base units, five matching wall-mounted cupboards, integrated five bottle wine rack. Space and plumbing for dishwasher and fridge. Double radiator, exposed beams to the ceiling.

### Bathroom

(7' 09" x 5' 0") or (2.36m x 1.52m)

With three piece suite in white, panelled bath with wall-mounted shower attachment and glazed screen. Low flush w.c. and large wash hand basin set on two drawers with chrome relief. Chrome ladder-style heated towel rail and radiator. Ceramic tiled walls with mosaic tiled relief and ceramic tiled floor with electric underfloor heating. Built-in extractor and two skylight windows.

### First Floor

#### Landing

One wattle and daub wall and two antique latch and brace doors.

#### Bedroom 1

(11' 10" x 8' 09") or (3.61m x 2.67m)

Attractive westerly aspect over front garden from built-in window seat. Double radiator. Random pointed Cotswold stone walls to front. Overstairs cupboard with antique door, stained timber skirtings and architrave. Access to loft space.

#### Bedroom 2

(12' 03" x 11' 10") or (3.73m x 3.61m)

Built-in window seat within random pointed stone walls, double radiator and double wardrobe and airing cupboard housing foam lagged cylinder and immersion heater.

N.B. There is a flying freehold over part of the bedroom over the adjacent property, Number 4s hallway.

### Front Garden

(17' 0" x 20' 0") or ( )

Attractive paved area with well stocked borders. Raised stone seat. Timber summer house. Fenced on three sides for optimum security and privacy. The garden faces west and takes full advantage of the afternoon and evening sun.

### N.B

It is our understanding that each of the properties in Mount Pleasant own the pathway directly in front of each property with pedestrian access being granted for all other parties.

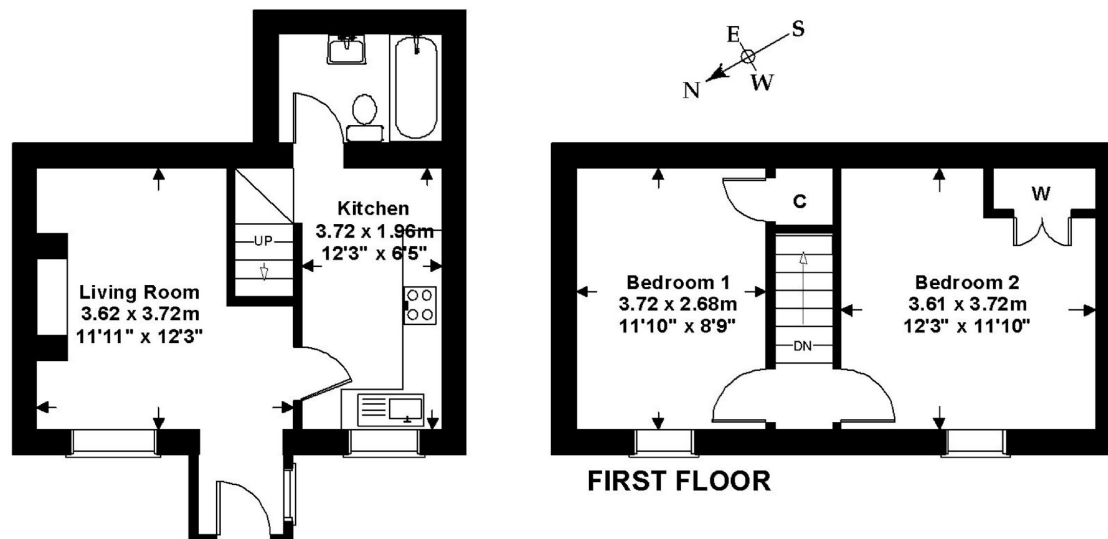






## 5 Mount Pleasant, Blockley GL56 9BH

Approximate gross internal area 583 sq ft - 54 sq m



**GROUND FLOOR**

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans  
www.potterplans.co.uk

## Directions

From our Moreton in Marsh office turn left, and turn right at the second mini roundabout into Bourton Road. Continue through the village of Bourton on the Hill and turn right at the signpost for Blockley, one and half miles. When entering the village pass Lower Brook House on the right hand side and at the next crossroads turn left. Park on the right hand side opposite the village green. There is a parapet with wrought iron rail on the right, the entrance to Mount Pleasant is approximately ten yards along with a small concealed pathway leading to the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

rightmove  onTheMarket.com



**MISDESCRIPTIONS CLAUSE** We would like to inform prospective purchasers that Holmans Estate Agents have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Holmans Estate Agents or the vendors or lessors. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give, and neither Holmans Estate Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

**HOLMANS**  
ESTATE AGENTS

Barklays House, High Street, Moreton in Marsh, GL56 0AX  
Tel: 01608 652345

Email: [sales@holmansestateagents.co.uk](mailto:sales@holmansestateagents.co.uk)  
[www.holmansestateagents.co.uk](http://www.holmansestateagents.co.uk)

121 Park Lane, Mayfair, London W1K 7AG  
Tel: 02074 098391