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# Moles Cottage, Blockley, Moreton-in-Marsh, Gloucestershire, GL56 9DP

Guide Price £650,000, Freehold

## Property Description

Positioned in the centre of one of the most desirable villages in the North Cotswolds, and undoubtedly one of Blockley's best kept secrets, this end one of four, two storey, split-level barn conversion, is one of only nine properties within 1.25 acres of partially-communal grounds fronting the gently cascading Blockley brook, and with excellent views over sweeping lawned areas towards the beautifully landscaped gardens of the Manor House. The property owns two parking spaces.

The property itself is the result of a conversion of a former farm building that has been extended to incorporate a west wing which is now a stunning living space with 14ft high ceiling, and a mezzanine - perfect as an occasional fourth bedroom/study.

The main section of the cottage has a through living and dining area, formed in part open-plan with the stylishly re-fitted kitchen, with limestone style flooring, solid beech worktops, and a range of stylish fitted cupboards and built-in appliances. Double doors from the dining area open onto the beautifully presented and well-screened south-facing garden.

In this section of the property there are three bedrooms at first floor level all with superb views over the grounds of Lower Farm Cottages.

The 'wow factor' of the property, however, is the stunning main living room, which has a Scandinavian wood burning stove, electric under floor heating to the Travertine stone floor, and beyond which there is a separate utility room and wet room.

The cottage has a real atmospheric charm which can only be fully appreciated first hand, and internal inspection is strongly advised.

Blockley is located mid-way between the 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 its own shop and cafe which opens as a restaurant several evenings a week, two public houses, a hotel and primary school.

## Accommodation comprises:

### Entrance Hall

(12' 02" x 9' 07") or (3.71m x 2.92m)

14ft high, partially sloping beamed ceiling, solid dark oak flooring and solid elm doors with latch and brace. Double radiator, easy staircase returning to first floor with oak banded balustrade. Wall-mounted light point, exposed timbers in wattle and daub style, understairs storage, exposed random pointed stone wall.

### Open-plan Living Dining Kitchen

#### Living Area

(22' 08" x 9' 04") or (6.91m x 2.84m)

With northerly facing window with particularly attractive outlook over communal grounds towards Blockley brook, built-in window seat, double radiator, TV aerial point, part-exposed stonework. Dining area with limestone style ceramic floor, double radiator, double doors opening onto south-facing rear garden.

#### Kitchen / Dining room

(12' 07" x 5' 07") or (3.84m x 1.70m)

L-shaped kitchen and dining area with units fitted on three sides with solid beech worktops, dresser unit with illuminated display, integrated fridge, Lamona warming drawer, split-level Lamona ceramic hob, built-in electric circatherm double oven below, integrated slimline dishwasher, nine separate base units, built-in five bottle wine rack, seven matching wall-mounted cupboards, split-level Lamona microwave, corner glaze-fronted illuminated display unit, corner unit housing Worcester gas-fired combination boiler for instantaneous hot water and gas-fired central heating, concealed pelmet lighting illuminating worktops, attractive tile surround, externally ducted cooker hood over hob, integrated LED lights to the ceiling and matching ceramic tile floor to the dining area.

#### Bathroom / WC

(9' 7" x 5' 3") or (2.92m x 1.60m)

Ceramic tile floor, three-piece suite in white with wash hand basin set into double cupboard unit, illuminated shaving mirror, enamel steel bath with shower unit above and tile surround, glazed shower screen, ladder-style heated towel rail and radiator, close-coupled low-flush WC, built-in extractor, inset lights to the ceiling.

#### West wing living room

(13' 02" x 15' 10") or (4.01m x 4.83m)

Travertine stone floor with electric under-floor heating, 14ft high apex ceiling with exposed roof timbers and beams, HWAM cast iron Scandinavian stove with full-height flue, vented externally, random exposed pointed stone wall with roof timbers, double radiator, easy staircase rising to mezzanine study or fourth bedroom., northerly facing Velux swing window and southerly facing triangular window with lower-level window with outlook over garden.

#### Utility / Wet room

(9' 0" x 6' 0") or (2.74m x 1.83m)

Matching stone floor to living space, oak-style laminate worktops fitted to two sides, space and plumbing for automatic washer and tumble dryer. Four separate base cupboards, six matching wall-mounted cupboards, inset lights to the ceiling, folding door leading to walk-in wet room with mosaic tile floor, ceramic tile walls, wall-mounted shower with rain head and hand-held shower spray. Built-in extractor, close-coupled low-flush WC, wash hand basin inset into tiled surround.

#### Mezzanine

(10' 7" x 7' 7") or (3.22m x 2.31m)

With apex ceiling, triangular-shaped window to one side with southerly aspect, access to eaves storage areas, particularly attractive open outlook towards living area, perfect as a study or fourth bedroom.

#### Master Bedroom

(9' 06" x 12' 06") or (2.90m x 3.81m)

Full-height crucifix-style southerly facing window with outlook over rear garden. Exposed beams and roof timbers, part-exposed stonework. Double radiator.

#### Bedroom 2

(9' 06" x 10' 03") or (2.90m x 3.12m)

Exposed beams and roof timbers, part-exposed stonework and westerly facing window with outlook over communal grounds, double radiator, access to small loft space.

#### Bedroom 3

(9' 6" x 9' 0") or (2.89m x 2.74m)

With crucifix-style window with outlook over communal grounds, part-exposed stonework, sloping ceiling with exposed roof timbers and beams, double radiator.

#### Outside

#### Rear Garden

The small front garden is from the post and rail fence to one side, with a small lawned area, elevated steps immediately adjacent to the front door beyond which there is an antique pillar with stone pineapple motif and a lawned area to the western side, adjacent to the former barn. The tarmac pathway is communal and there is a concreted area to the western side of the path that is also communally owned. The parking spaces for this property are to the rear of the barn with two gravelled spaces, outside water tap and marked with a surrounds of sets, and remote security lights. There is communal lighting within the grounds and three individual lights within the grounds of Moles Cottage. The south-facing rear garden has steps from the west to a level patio area, ideal for al fresco dining, with steps ascending to a higher level, sweeping lawn and hedge to the rear.

#### Communal grounds

There is a tarmacked entrance to the property, with communal grounds including lawned areas surrounded by mature trees to each side, all lit in the evening, and the pathway immediately in front of the property also leads to further communal grounds and river frontage along the whole of the gently cascading Blockley brook, with superb willow trees and views over gardens to the Manor House. There is an enclosed area with stained, larch-slat fencing with double gates to the rear and side of the property within the communal grounds that houses the bins for refuse collection, the removal of which to School Lane / Tally Hill Corner, where the refuse is collected from, is covered in the service charge.

#### Service Charge

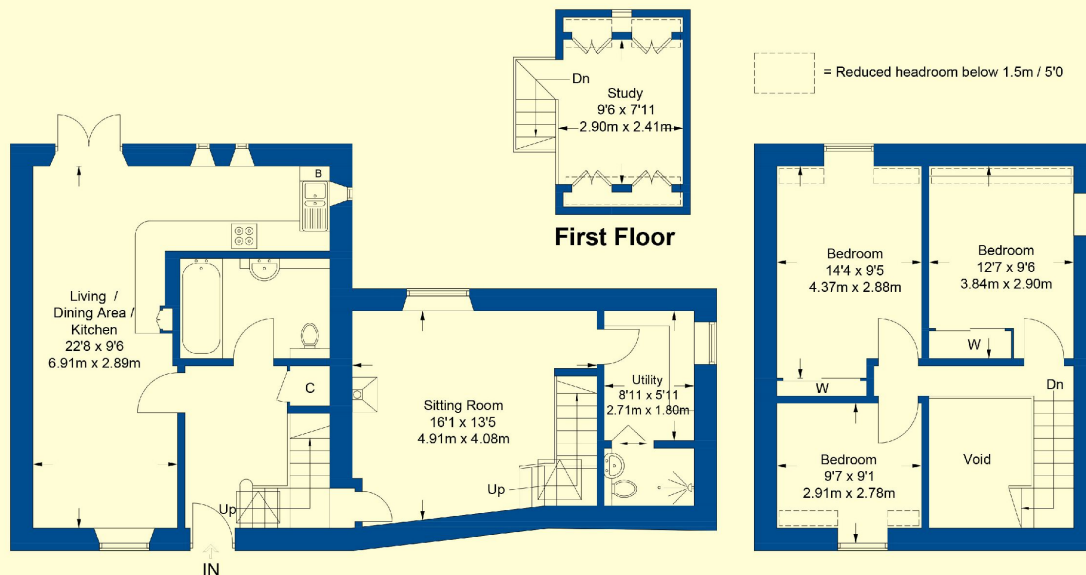
The property is subject to a service charge to the Lower Farm Cottage Management Company Ltd, the administration and accounts for which are dealt with by the retained management company. The service charge is approximately £134 per month and covers window cleaning for each property, maintenance of the communal grounds, lighting, the movement of bins for refuse collection, and basic lawn mowing.







## Moles Cottage, Lower Farm Cottages, School Lane, Blockley, GL56 9DP



Ground Floor

First Floor

Approximate Gross Internal Area = 120.8 sq m / 1300 sq ft  
(Excluding Void)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID379964)

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## Directions

From our Moreton-in-Marsh office, turn left and at the second mini round-about, turn right along the A44, continuing through the village of Bourton-on-the-Hill, after which, turn right signposted Blockley 1.5 miles. Continue down the hill, and just after driving through gates at either side of the road, turn left and immediately right at a small slope, and into the grounds of Lower Farm Cottages. Continue straight ahead between parking bays on each side, and the property then dead ahead is Moles Cottage. To the rear of the cottage, there are two parking bays which are owned by this property. The parking bays to the left of this area belong to another cottage, and we respectfully ask that these are not used or blocked in any way.

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

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