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Moore Hall, 6 Potters Pond, Wotton-under-Edge, GL12 7HF

An outstanding Grade II listed property with a background steeped in history. The property is uniquely accompanied by an attached annexe, extensive gardens and garaging, all set within a prominent position in the very heart of Wotton-under-Edge. Offered to the market with no onward chain.

Moore Hall is believed to date back to the 17th century and enjoys a wealth of character features including a magnificent oak staircase, exposed beams, sash windows and open fireplaces to name just a few. Set within a prominent position in the heart of the town, today the property offers versatile accommodation reaching over 5,000qft (approx.) and is finished to the highest standards throughout with modern day necessities including a bespoke kitchen and modern bathrooms. The attached, self-contained one bedroom annexe is a real bonus that offers further versatility to house a dependent relative, or purely to use as in investment for rental or holiday letting.

Entering via the impressive front door leads into the inviting central entrance hall which has doors off to all ground floor room and showcases the staircase which gracefully returns and ascends with its ornate balustrades throughout the property. The kitchen sits to the left of the hallway and is an impressive space with bespoke cabinetry comprising an excellent range of wall and base units under solid wood worktops. There is a central island unit with a quartz worktop that combines a bench seat for the dining table. There is a useful walk-in pantry to one side of the room and integrated appliances comprise a fridge/freezer, electric double oven, induction hob and a dishwasher. An 'Esse' range oven set within the original fireplace with arched brick mantle makes a real feature of the room. Across the hallway from the kitchen is the very grand, panelled dining room which forms part of the listing status of the property. This room has two tall windows to the front elevation, matching the kitchen, along with a focal fireplace. Double doors form here lead into the sitting room which is a light and airy room with windows overlooking the rear garden and a fireplace with a woodburning stove inset. At the rear of the house is a downstairs cloakroom and useful boot room leading out into the garden. From the hallway a stone staircase leads down to the cellar, where there are two full height rooms.

Rising the staircase reaches a half landing, where the family bathroom sits along with a sizable airing cupboard, before ascending up to the first floor where four of the bedrooms are situated. All four bedrooms are of double proportions, but of particular note is the master bedroom which sits to the rear of the property. This is an elegant room with exposed wooden floorboards, a feature fireplace and a dual aspect with two sash windows overlooking the gardens. There is also a great selection of fitted wardrobes, which are also features of bedrooms two and three.



Another shower room is found on the second half landing, before the staircase concludes at the second floor. The attic level boasts exposed beams throughout and comprises a beautiful further double bedroom room with vaulted ceiling, along with two further smaller rooms which would work well as study and a single bedroom. A connecting door from this floor provides internal access to the annexe. The annexe is set out over two floors with a kitchen, sitting room, double bedroom and bathroom. In sync with the main accommodation, the annexe boasts exposed stone walls, beams and another fireplace with a wood burner inset. There is also a self-contained garden adjacent to the annexe main door.

The beautiful and generous grounds have sweeping lawns that are bordered by mixed tree and herbaceous borders. Just off the house is a terrace with a vine covered pergola, making an idyllic spot to enjoy outdoor entertaining in the summer months. In addition to the lawned garden is a secondary area which has a driveway that provides parking for multiple vehicles, as well as a vegetable garden with a greenhouse and timber shed. Lit stone steps drop down from the driveway to the boot room door. The garage sits integral to the property, beneath the annexe accommodation with doors opening onto Potters Pond.

Offers in Excess of £900,000

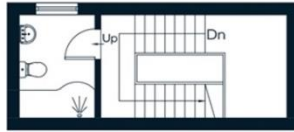


Situation

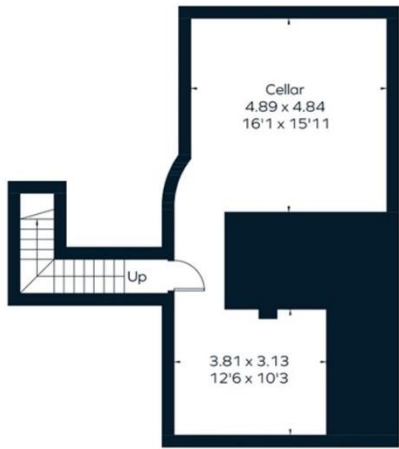
The charming market town of Wotton-under-Edge offers a wide range of amenities, including a vast array of independent shops, cafes and restaurants and two supermarkets. The town also offers two primary schools, the highly regarded Katherine Lady Berkeley secondary school, doctors and dentists' surgeries, an independent cinema, along with leisure facilities. There are numerous walks and cycling opportunities from the doorstep and the renowned Cotswold Way weaves its way through the town. Wotton-under-Edge is situated close to the M5 motorway (Junction 14) and the A38, which gives easy access throughout the south-west.

Services

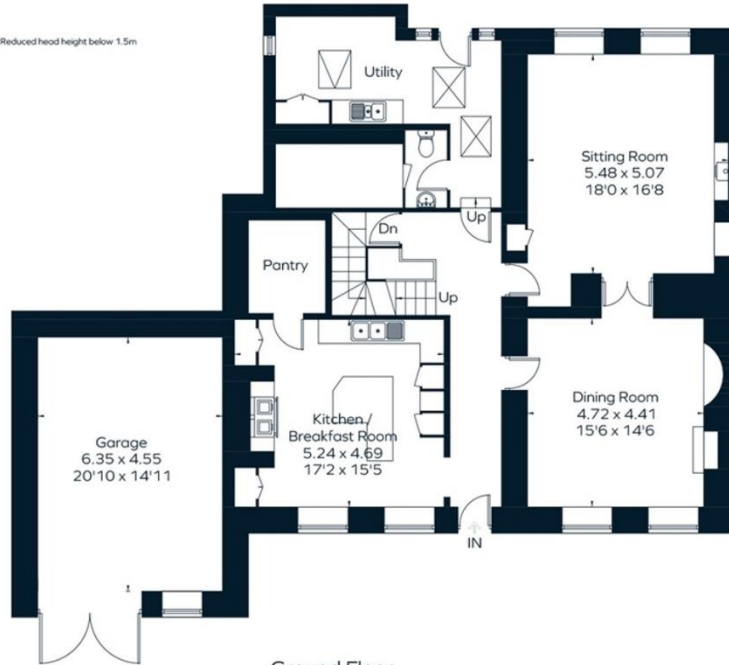
We understand the property is connected to all mains services; gas, electricity, water and drainage. Council tax band X (Stroud District Council). The property is freehold. EPC – Exempt.



Second Floor

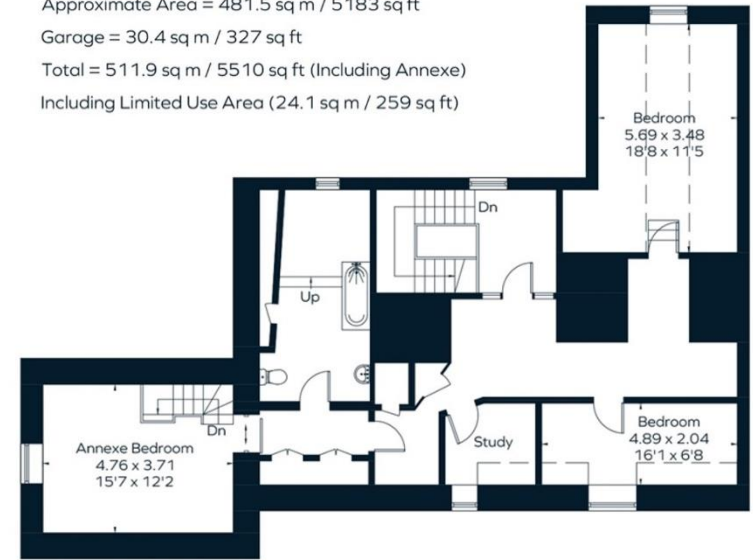


Lower Ground Floor

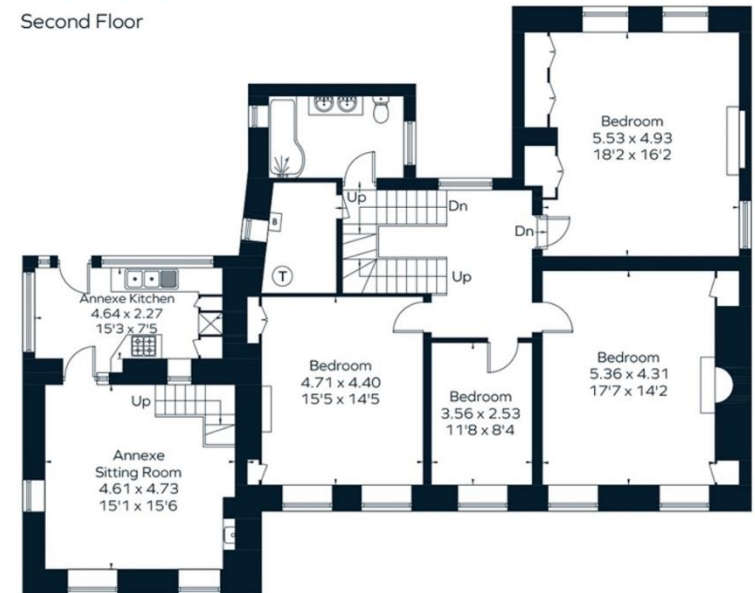


Ground Floor

Approximate Area = 481.5 sq m / 5183 sq ft
Garage = 30.4 sq m / 327 sq ft
Total = 511.9 sq m / 5510 sq ft (Including Annexe)
Including Limited Use Area (24.1 sq m / 259 sq ft)



Second Floor



First Floor