

hunter
french



Cobweb Cottage, 65 Walk Mill Lane, Kingswood, Wotton-under-Edge, GL12 8SA

An idyllic cottage set over three floors and filled with character features, well stocked waterside gardens, including a separate 'secret garden' and parking for two vehicles. Enjoying outstanding countryside views with the backdrop of the Cotswold escarpment in the distance.

Cobweb Cottage is believed to date back to the mid 1800's and is part of a row of six cottages thought to have formerly been weaver's cottages to the nearby mill, sitting adjacent to the Ozleworth brook that flows along the end of the gardens. Each room boasts beautiful period features including exposed stonework, beams and latch doors. Due to the generous proportions of the rooms and the scope the roof space offers, subject to the relevant permissions, there is great potential to remodel to suit various reconfigurations.

The ground floor is tiled throughout and entered into a lobby area with tongue and groove panelling and space to hang coats before going through an inner stable door into the main reception room. This is a welcoming room with a large window that fills the room with natural light and overlooks the garden with a window seat. An exposed brick fireplace with tiled hearth makes a real focal point to the room and has a woodburning stove inset – perfect for the wintery months. The kitchen sits at the rear of the property and has an excellent range of wall and base cabinets and comprises integrated appliances including an electric oven and hob. There is space for a fridge freezer along with plumbing and space for a washing machine. In the corner of the sitting room a latch doorway opens onto a turned staircase with attractive exposed panelling that leads up to the first-floor landing.

On this level there is the generously proportioned master bedroom, complete with two sets of fitted double wardrobes and the most impressive outlook from the front window. Across the landing there is both a bathroom and adjacent shower room. The bathroom comprises a bath, W.C and a wash basin, whilst the shower room also has a W.C and wash basin with a separate shower cubicle. Both rooms have a heated towel radiator and an obscure glazed window to the rear. A separate built-in linen cupboard is found on the landing area, which also houses the hot water cylinder, and a further doorway opens onto the second turned staircase rising to the second floor.

On the second floor is another great sized double bedroom, which is very versatile in its use. The current owners use this as a further reception room, making the most of the elevated views. Given the proportions, along with an adjacent attic space, there is fantastic scope to turn this space into a master suite with an accompanying ensuite and/or dressing room. Access to loft is found within the room via a hatch with a drop-down ladder – again this space offers great scope for conversion.



The house is approached across a flagstone footpath that provides a right of way to each of the six cottages. There are two outstanding mature gardens that accompany the cottage along with two off-street parking spaces. The first garden is directly at the front of the property with well stocked borders and a seating area set either side of a winding path leading to the bottom of the garden where the parking is found. The second 'secret garden' garden is found at the end of the flagstone and gravel pathway and hidden behind a timber gateway. This is a truly idyllic space and is landscaped with a more formal garden at the top half with a summerhouse, seating terrace and thoughtfully planted borders of flowers and shrubs running either side of a lawn. The second half of the garden is separated via a post and rail fence with a gate into a vegetable and cutting garden with a further storage shed. The garden is a real haven to escape and enjoy the peace, especially as the far boundary leads onto the stream.

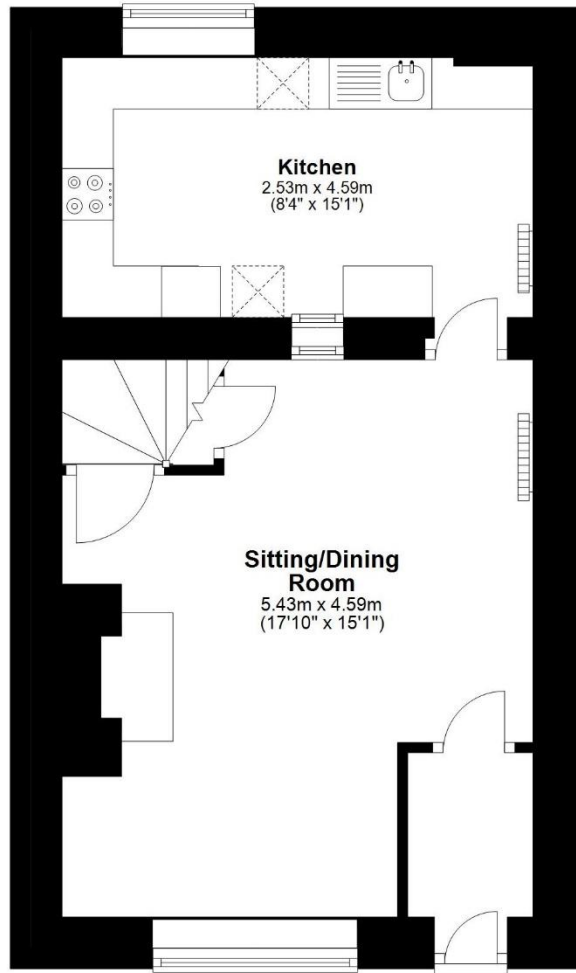
Kingswood is a very popular village situated within close proximity to the market town of Wotton-under-Edge, and provides great commuter links to Bristol, Gloucester and Cheltenham. The village benefits from a convenience store with post office, a public house and village hall. In addition to the primary school situated in the heart of the village, the highly regarded Katherine Lady Berkeley (KLB) secondary school is very close by on the outskirts of Wotton-under-Edge.

Offers in Excess of £390,000



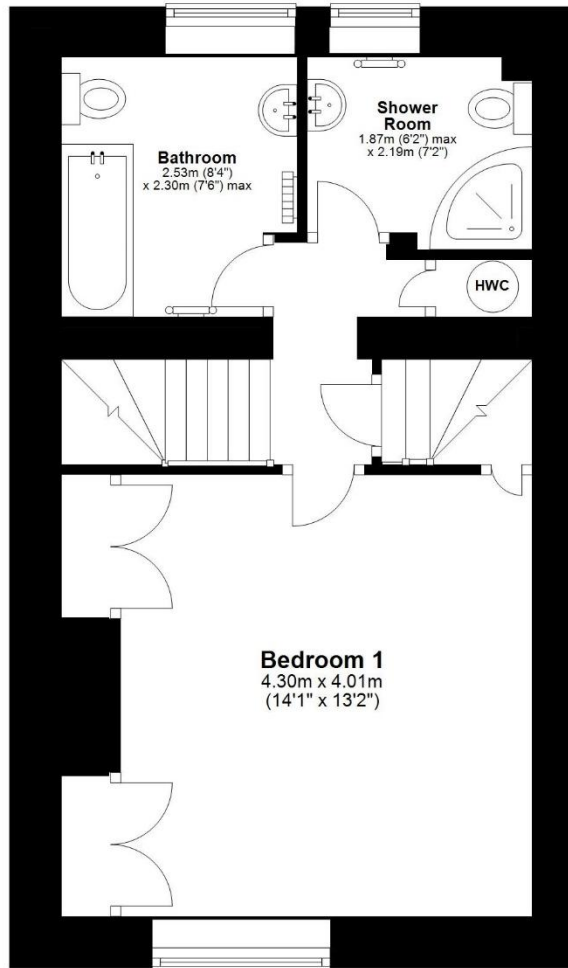
Ground Floor

Approx. 41.9 sq. metres (451.5 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.8 sq. feet)



Services

We understand the property is connected to mains electricity, water and drainage. Council tax band C (Stroud). The property is freehold.

EPC – D(60).

Second Floor

Approx. 25.4 sq. metres (273.5 sq. feet)

