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**Wold House, Bourton On The Hill**  
Moreton-In-Marsh

Guide Price £365,000





Nestled in the idyllic Cotswold location of Bourton on the Hill, this charming two bedroom character cottage offers versatile and cosy living with exposed stone brickwork, original beams and features throughout the property.

Upon entering the cottage, you are greeted with a cosy snug / dining area featuring a log burner within an inglenook fireplace and bay window making the area lovely and bright. The Kitchen area is fully fitted with modern appliances and a back door leading to the outside space. The perfect spot to unwind and relax after a long day.

Going up the beautiful original spiral staircase you are greeted by a very light room where the current owners are using as a sitting room. On this floor there is also a modernised shower room and bathroom. Allowing flexible accommodation options.

Ascending up to the next floor is the principle bedroom. The vaulted ceiling provides a light and airy feel to the room. Plenty of built in storage and wardrobe space in the eaves makes this room a perfect calming retreat.

The property also benefits from a recently renovated separate annexe with its own entrance. The current owners have modernised to a high standard with a cinema room downstairs and a beautiful bedroom space upstairs with WC facilities ideal for guests or a home office. At the back of the Annexe a very useful storeroom currently used as a utility room.

Outside, down a little pathway is a paved patio area with mature flower borders provides the perfect setting for al fresco dining or enjoying a morning coffee in the fresh air.







## Wold House, Bourton On Th Hill, GL56 9AE

Main House Approx. Gross Internal Area:- 68.45 sq.m. 737 sq.ft.

Annexe Approx. Gross Area:- 33.03 sq.m. 356 sq.ft.

Total Approx. Gross Area:- 101.48 sq.m. 1093 sq.ft.



Ground Floor



First Floor



Second Floor



Ground Annexe



First Annexe

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐☐ Denotes restricted head height

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