



HARRISON
Sales &
Lettings
HARDEN

Springbank Villas, Lansdowne

Bourton-on-the-Water



This delightful and deceptively spacious two-bedroom terraced cottage is ideally located just a short walk from Bourton-on-the-Water's picturesque High Street, making it an excellent choice for those seeking a holiday home or investment property. Currently being used as a very successful holiday let, catering for up to 5 adults, there is great potential for continued rental income or for you to make it your own.

Upon entering, you are greeted by the cozy living room, which leads into a separate dining area and stairs up to the first floor. To the rear, the property features a well-appointed kitchen and a bright conservatory, offering direct access to the rear garden via double doors. The first floor houses one generous sized bedroom, along with a family bathroom, then continuing up to the second floor, there is another larger bedroom, which comfortably fits a king size and single bed. Character features, including a charming bay window at the front and a wooden beam in the larger bedroom, enhance the cottage's appeal. Outside, the property benefits from off-road parking for one car and a good-sized rear garden. The garden is perfect for outdoor relaxation, with a patio, gravelled area, and two sheds, one being a chalet style with a two room storage structure.

This property presents a rare opportunity in a sought-after location, making it ideal for a range of buyers including owner-occupiers, downsizers, and investors seeking either long-term or short-term rental potential.

The house is well equipped and all fixtures and furnishing can be available with the sale, following separate negotiations, to ensure continued lettings.

EPC: D

Council Tax Band: N/A currently used as a Holiday Let

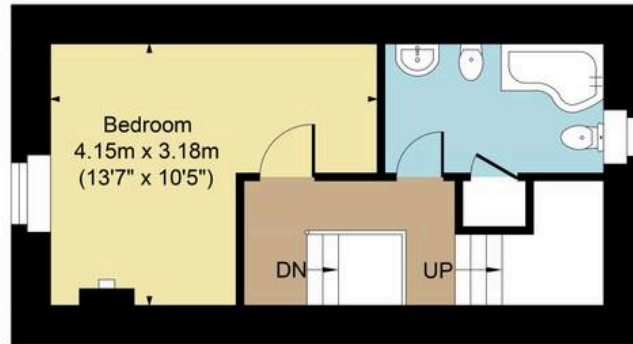
Tenure: Freehold

What3Words: wobbling.appealing.invoices

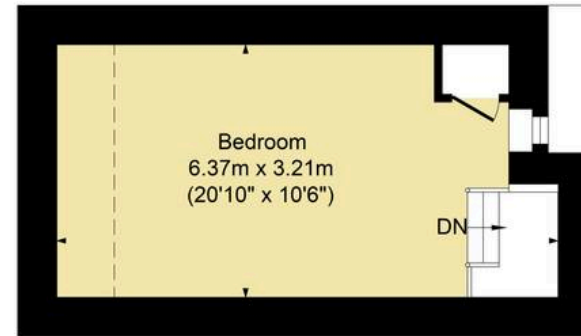




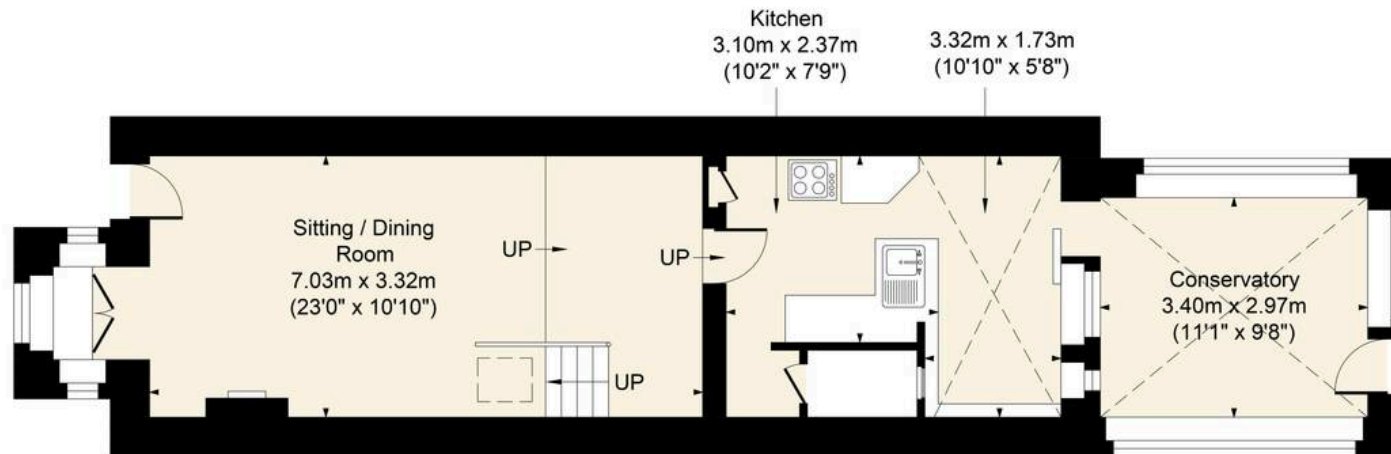
Main House Approx. Gross Internal Area:- 93.41 sq.m. 1005 sq.ft.



First Floor



Second Floor



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
[---] Denotes restricted head height
www.dmlphotography.co.uk

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