



Mole End Dark Lane, North Cerney, Gloucestershire, GL7 7BZ
Chain Free £535,000

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

T: 01285 640604

E: info@cainandfuller.co.uk • www.cainandfuller.co.uk

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Mole End a rather special quintessential Cotswold Stone Cottage located in the highly sought after village of North Cerney to the north of Cirencester in glorious Gloucestershire countryside. This property has been loved and massively enhanced by the present vendor in the recent past having benefited from extension and a full refurbishment by one of the area's renowned and sought after builders known for his impeccable attention to detail and craftsmanship with period buildings. The accommodation is both light and warming boasting well proportioned living space with an impressive array of character features aligned with complementing contemporary design. Externally Mole End benefits from a highly secluded enchanting cottage garden with a selection of lawned and entertaining areas to take full advantage of the sunny south westerly facing secluded aspect. North Cerney is a village and civil parish in the English county of Gloucestershire, and lies within the Cotswolds, a range of hills designated an Area of Outstanding Natural Beauty. The village is 4 miles (6.4 km) north of Cirencester within the Churn valley. It was recorded as Cernei in the Domesday Book. Within the village there is a thriving primary school, well supported local public house and a village hall which hosts a large range of local clubs and associated social activities. Well situated for the commuter with road and rail links to all main business centres in the south west nearby. Call Cain and Fuller in Cirencester to view this outstanding Cotswold Stone Cottage available with no-chain.

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North Cerney

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Near by Cirencester

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon

Description

A truly stunning Cotswold stone period cottage located in amazing condition having been sympathetically extended and refurbished by the present vendor. The ground floor benefits

from a large, light and cosy lounge focused around a stunning Inglenook chimney breast with fitted contemporary wood burner, this room has a selection of cottage windows with exposed timber lintels, recessed mood lighting and double opening doors leading to the sunny and secluded gardens and exposed ceiling timber. Side hallway leads to a light contemporary kitchen/dining/family room presented and fitted to an extremely high standard with comprehensive selection of contemporary storage and selection of high quality integral appliances, ample space for a large dining table in front of the fireplace with timber lintel and fitted contemporary wood burner. Cottage windows and half glazed stable style door lead to the secluded gardens with a selection of exposed wood lintels and exposed central timber to the ceiling, selection of recessed mood lighting. The first floor benefits from two large formal bedrooms and a high specification contemporary family bathroom with the benefit of underfloor heating and pleasant aspect onto the gardens. The master bedroom is a fantastically proportioned living space allowing amazing space for soft furnishings. A light landing with cottage window and a good selection of storage space to the large second double bedroom completes the first floor living space.

The cottage benefits from an oil fired central heating system and a selection varying floor coverings throughout the cottage including stripped wood, porcelain tiled and close carpeted, the accommodation is presented in prestige condition by the present vendor.

Outside

Cottage gate leads to the world of Mole End, an enchanting, secluded and interesting cottage garden benefiting from a high degree of seclusion and a sunny south westerly facing orientation. The current vendor has created a selection of outside dining areas for enjoying the summer months in the day and through into the late evening. Winding pathway gives access to this enchanting cottage with lawn to side and a selection of well stocked and attractive borders. Access to the cottage via back door to the kitchen/diner and double doors leading to the main reception area giving light and airy flow in the summer time. Contained within the garden there is a detached wood store and a small garden store which with a minimal amount of refurbishment could provide an excellent

home office for those who work from home. The cottage has views onto the attractive village green and has access to all of the local amenities including public house, primary school and village hall.

Broadband and mobile

We recommend potential purchasers check Ofcom for information on broadband and mobile services.

Tenure

Freehold

Council Tax

Band E

EPC

E rating

Viewing

Through Cain & Fuller in Cirencester

Agents Note

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property.

Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.

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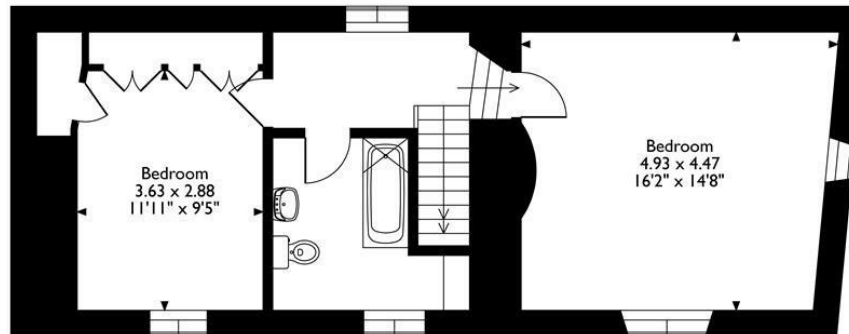
40-41, North Cerney, Cirencester, Gloucestershire

Approximate Gross Internal Area

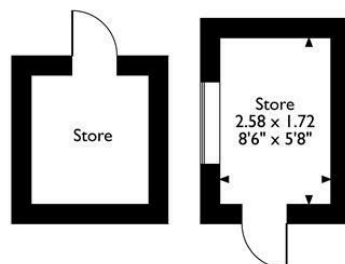
Main House = 104 Sq M/1119 Sq Ft

Outbuilding = 4 Sq M/43 Sq Ft

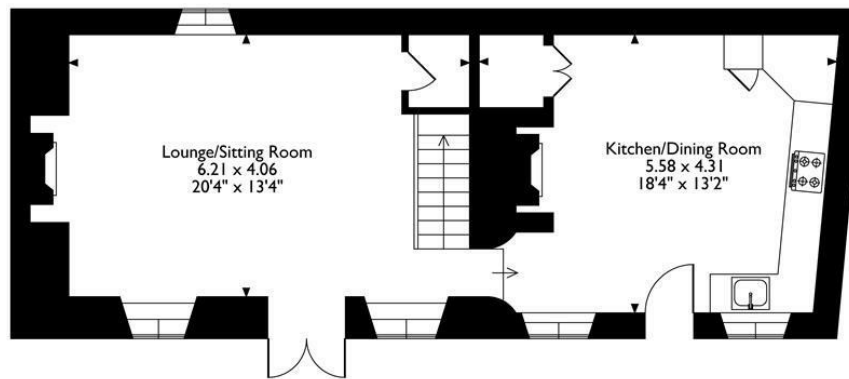
Total = 108 Sq M/1162 Sq Ft



First Floor



Outbuilding



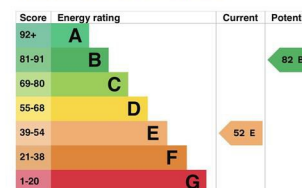
Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.