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# Taylor & Fletcher



Craigmoor, Clapton Row  
Bourton-on-the-Water, GL54 2DW  
Guide Price £895,000



# Craigmoor Clapton Row

## Bourton-on-the-Water, GL54 2DW

*A fine Cotswold stone house, set in a central yet private position just off the village centre and currently let out as an exceptionally successful and award winning holiday cottage.*

### LOCATION

Craigmoor is situated in a mature residential area in the heart of the village, a short level walk from the village green and River Windrush. Commonly known as The Venice of the Cotswolds, Bourton provides an excellent range of local facilities including a range of boutique shops, supermarkets, pubs, restaurants, doctors, churches, a leisure centre, local primary school and the popular Cotswold Secondary school. The area's larger commercial and cultural centres of Cheltenham, Cirencester and Oxford are within easy travelling distance and there are main line rail services at Kingham (8 miles) (Paddington 80mins approx) and a comprehensive local bus network radiating from Bourton. The village is set in the heart of the Cotswold Hills which provide a range of outdoor rural leisure pursuits and there is excellent access from the property to local footpath network.

### DESCRIPTION

Craigmoor comprises a substantial period Cotswold stone cottage with beautifully presented accommodation arranged over three floors that has been subject to an extensive and tasteful scheme of refurbishment and improvement under the current ownership. The property is currently let out as an award winning and highly successful holiday cottage taking advantage of its superb central yet peaceful position just off the high street and with the particular advantage of a private garden and off street parking. The flexible accommodation includes an open plan sitting room and dining room, a kitchen breakfast room, ground floor bedroom and en suite bathroom on the ground floor, with first floor bedroom with en suite bathroom and a further family bathroom, with two further double bedrooms on the second floor. Set to the front of the cottage is a private garden and terrace.

### Gabled Entrance Porch

Part glazed painted timber front door opening into:

### Entrance Hall

With Limestone tiled floor, recessed ceiling spotlighting, eaves storage, built-in cloaks cupboard and casement window to side elevation. Painted timber door through to the:

### Principal Living Room

Comprising sitting and dining areas with two wide double glazed picture windows to the front of the property, Oak flooring throughout, a decorative painted stone fireplace with timber bressumer to one end with recessed Oak shelving to either side, recessed ceiling spotlighting and beamed ceiling.

From the hall, painted timber door through to the:

### Kitchen/ Breakfast Room

With continuation of the Limestone floor and wide casement window to front of the property and a bespoke fitted kitchen comprising Quartz worktop with one and a half bowl sink unit with chrome mixer tap, a comprehensive range of below worksurface cupboards and incorporating a built-in Smeg dishwasher, built-in Hoover washer/drier, further cupboard housing the Ideal Maxico central heating boiler and three quarter height cupboard to one side with wall mounted fuse box and electricity meter. Further matching worktop with Quartz breakfast bar, four ring brushed stainless steel Smeg hob with built-in cupboards and drawers below, range of eye-level cupboards and extractor over hob. Three quarter height cupboards with built-in Miele refrigerator and separate Liebherr freezer, built-in drawers and Neff microwave and Neff oven/grill with cupboards above and below. Part exposed beamed ceiling and recessed ceiling spotlights, vertical radiator.

From the kitchen, painted timber door to:

### Ground Floor Bedroom 4

With wide double glazed casement window to front elevation, part exposed beams, recessed ceiling spotlighting and built-in bunks with display shelving to side and drawers below and fixed stair and cupboards to the end.

From the bedroom, a pair of painted timber doors leads to the:

### En Suite Shower Room

With wide shower cubicle with separate handset attachment and rose over, Limestone tiled floor, oval wash hand basin with chrome mixer tap with built-in cupboards below, part-tiled walls and low-level WC with built-in cistern, recessed ceiling spotlighting.

From the hall, stairs with Oak newel and handrail and glazed balustrade with further matching handrail, rise to the:

### First Floor Landing

With recessed ceiling spotlighting, double glazed casement to rear elevation, door to built-in cupboard and separate painted timber door through to the:

### Family Bathroom

With tiled floor and walls and matching suite with dual basins with chrome mixer taps set in a Quartz surround with built-in drawers below, low-level WC with built-in cistern, tiled panelled





bath with chrome mixer tap with separate wall mounted shower and glazed shower screen, vertical heated towel rail, recessed ceiling spotlights and painted Mullioned window to front elevation.

From the landing, painted timber door through to the:

#### Guest Bedroom 1

With wide painted stone mullioned window to front elevation, Oak floor, recessed ceiling spotlighting, recessed storage and two wall light points to either side of the bed. Painted timber door through to:

#### En Suite Bathroom

With tiled floor, part-tiled walls, basin with chrome mixer tap set in a Quartz surround with built-in drawer below, heated towel rail, low-level WC with built-in cistern and tiled panelled bath with chrome mixer tap and separate wall mounted shower attachment, recessed ceiling spots.

From the landing, further Oak handrail with glazed balustrade and separate handrail rise to the:

#### Second Floor Landing

With recessed eaves storage and double glazed casement window overlooking and with painted timber door to:

#### Bedroom 2

With painted timber purlins, eaves bespoke lighting and double glazed casement to front elevation. Oak floor.

From the landing, painted timber door to:

#### Bedroom 3

With painted timber purlins, double glazed casement to front elevation, bespoke eaves lighting and built-in cupboard.

#### OUTSIDE

Craigmoor is approached from Clapton Row via a pair of wrought iron gates, leading to tandem parking for two cars with a private front garden, laid principally to lawn with herbaceous shrubs and borders surrounding, a paved terrace to the front of the house and a further recessed terraced area for hot tub or similar and with garden storage beyond.

#### SERVICES

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

#### LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) [www.cotswold.gov.uk](http://www.cotswold.gov.uk).

#### BUSINESS RATES

Current rateable value (1 April 2023 to present) is £4,800. This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill. Your circumstances will also be taken into account.

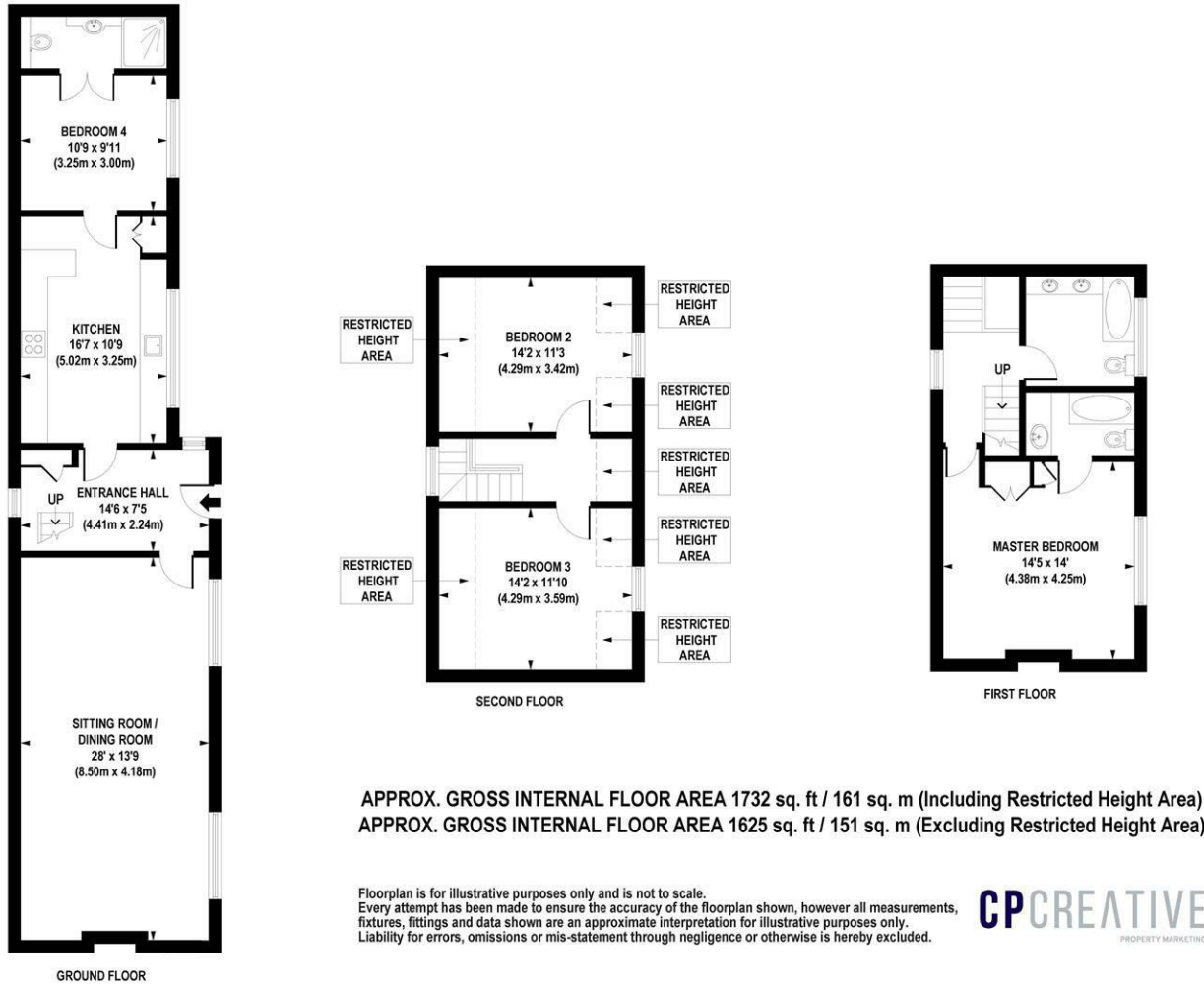
#### DIRECTIONS

From the Bourton-on-the-Water Office proceed along the High Street towards the green. Take the right hand turn at the end of the Green over the bridge,. Proceed along Victoria Street and turn left into Clapton Row. Proceed along Clapton Row around the corner where Craigmoor will be found on your left hand side towards the end of the road, by the green.

What3Words: slowly.presented.cavalier



## Floor Plan



## Area Map



## Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	