

established 200 years

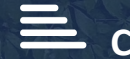
Tayler & Fletcher



The Lantern

Marshmouth Lane, Bourton-on-the-Water, GL54 2EE

Guide Price £595,000



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A beautifully appointed and individual detached Cotswold stone property retaining considerable character and charm, set a short distance from the village centre. NO ONWARD CHAIN

LOCATION

The Lantern is located on the outskirts of the village, away from the busier centre but within an easy walk of all the local amenities. Bourton provides an excellent range of local facilities including a range of boutique shops, Co-Op supermarket, pubs, restaurants, doctors, churches, a leisure centre, local primary school and the popular Cotswold Secondary School. The larger commercial and cultural centres of Cheltenham, Cirencester and Oxford are within easy travelling distance and there are mainline 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 wide range of outdoor rural leisure pursuits.

DESCRIPTION

The Lantern comprises a highly individual yet beautifully refurbished detached property set off Marshmouth Lane, a popular no through road on the edge of the village. The accommodation has been the subject of an extensive scheme of refurbishment and alteration during the current ownership retaining much of the period character and charm, currently run as a successful holiday let. On the ground floor there is an open plan kitchen and dining area, with steps down

to a fine barrel vaulted lower ground floor snug. On the first floor, which may also be approached via an external tallet stair is the main sitting room with open fireplace with wood burning stove, the second bedroom and a bathroom. On the second floor there is a master bedroom with en suite shower room.

The property is set back with a parking area and garden to the front laid mainly to lawn with Cotswold stone wall surrounding.

THE ACCOMMODATION

The property comprises: Covered entrance and double glazed stable door to:

Kitchen/Dining Room

With French doors to garden and limestone floor. Bespoke fitted kitchen with timber worktop, sink unit, four-ring gas hob with oven/grill below, built-in fridge and freezer, built-in washer dryer and built-in dishwasher. Casement window to side elevation, gas-fired central heating boiler, brushed stainless steel extractor over hob, and recessed ceiling spotlighting. Steps down to:

Reception/Snug

With barrel vaulted roof, stone floor, underfloor heating and a stable door to the side elevation. From the Kitchen/Dining Room, stairs with timber handrail rise to the:





First Floor Landing

With oak floor and a pair of timber doors opening through to the:

Sitting Room

With separate door to tallet stairs to front with a double glazed casement to either side of the door and window to rear elevation. Open fireplace with stone surround and fitted with a woodburning stove. Exposed beams and stonework. From the landing, step up and door to:

Bedroom Two

With double glazed casement to side and separate door to:

Bathroom

With matching suite of panelled bath, pedestal wash hand basin and low-level WC. Window to front elevation, recessed ceiling spotlighting. From the Landing, stairs with timber handrail rise to the:

Second Floor Master Bedroom Suite

With exposed stonework and stone former fireplace, recessed ceiling spotlighting, a pair of double glazed casement windows to front, a built-in wardrobe and door to:

En Suite Shower Room

With shower cubicle, low-level WC, pedestal wash hand basin and heated towel rail.

OUTSIDE

The Lantern is approached via a pair of five bar timber gates leading to a gravelled parking area with a lawn and path leading to the front of the property.

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

BUSINESS RATES

Current rateable value (1 April 2024 to present) is £3,200. 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.

ESTATE AGENTS ACT 1979

In accordance with section 21 of the Estate Agents Act 1979 we advise that the vendor of The Lantern is a member of staff at Tayler and Fletcher.

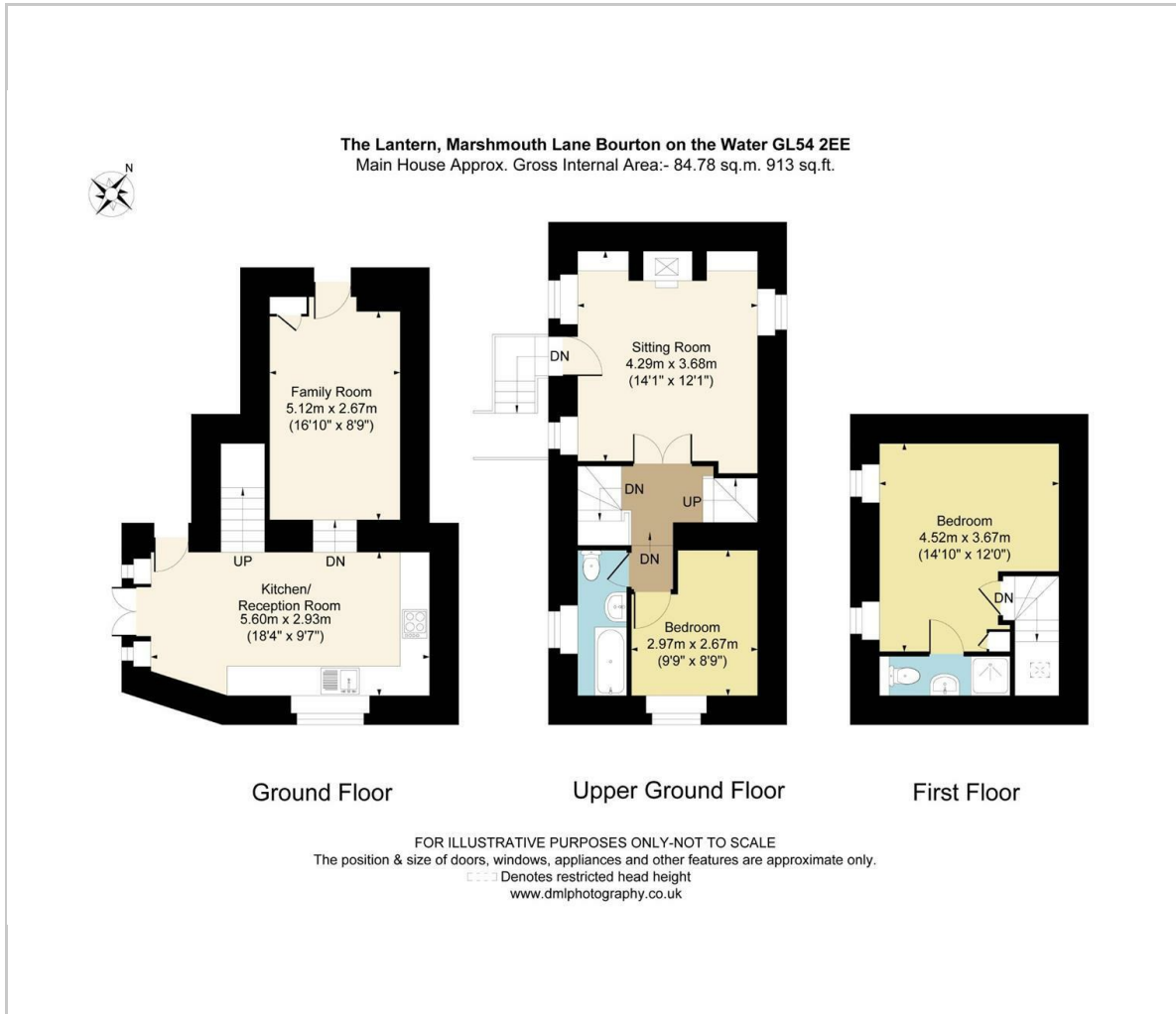
DIRECTIONS

From the Bourton Office of Tayler & Fletcher proceed down the High Street through the Green. At the junction bear right on to Rissington Road, passing Birdland on the right hand side and then take the next right into Marshmouth Lane. The property can be found immediately on the left hand side.

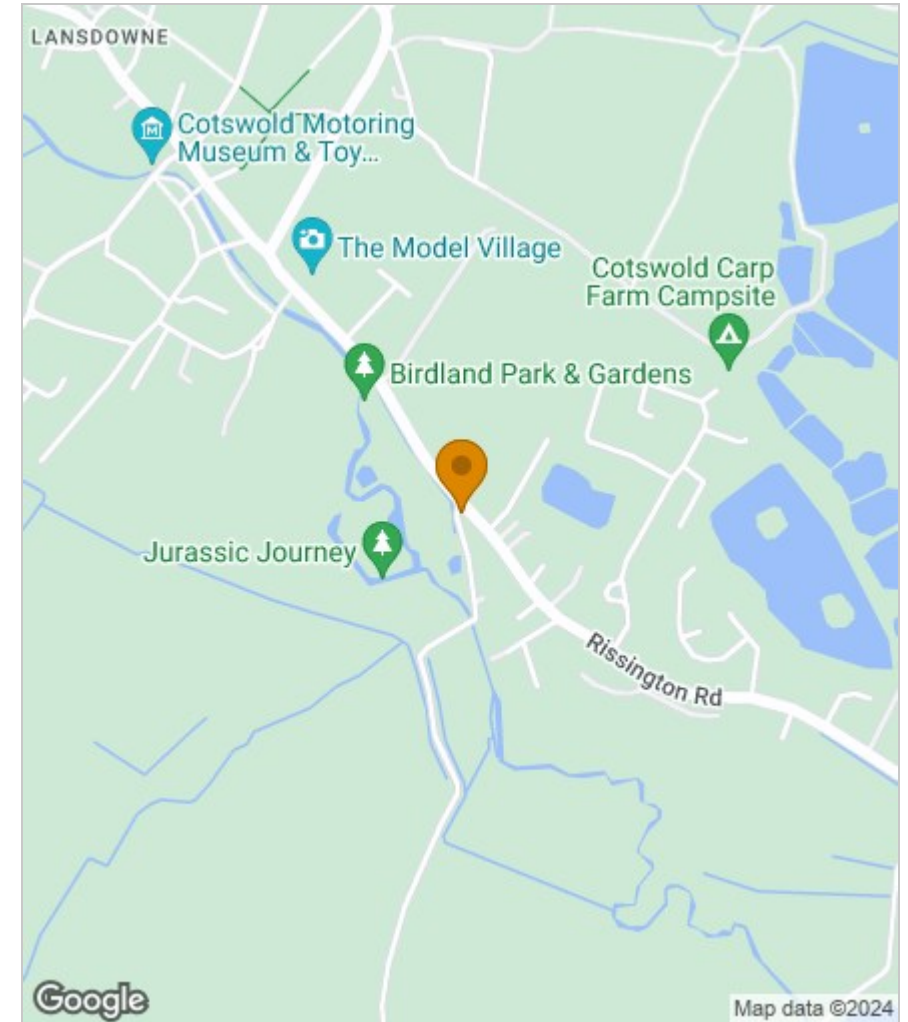
What 3 Words: [ranks.blur.mistaking](https://www.what3words.com/ranks.blur.mistaking)



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	