

established 200 years

Tayler & Fletcher



Inglenook Cottage, Victoria Street, Bourton-On-The-Water, Cheltenham GL54 2BT

Guide Price £425,000

A semi-detached period Cotswold stone cottage set in the heart of the village and currently run as a successful Holiday Let. NO ONWARD CHAIN.

taylerandfletcher.co.uk

LOCATION

Inglenook Cottage is situated at the entrance to a walkway off Victoria Street, giving easy access to all the amenities and facilities the village offers. Bourton, commonly referred to as 'The Venice of the Cotswolds' - is a very well known and popular Cotswold Village famous for the village green with the picturesque River Windrush running through. Bourton provides an excellent range of local facilities including a broad range of boutique shops, supermarkets, pubs, restaurants, doctors, churches, a leisure centre, local primary school and the popular Cotswold Secondary School. The areas 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 rolling Cotswold Hills which provide a wide range of outdoor rural leisure pursuits.

DESCRIPTION

A charming semi-detached period Cotswold stone cottage currently run as an extremely successful holiday cottage set in the very heart of the village with immediate access to all the village amenities and facilities. The accommodation is arranged over two floors comprising an open plan sitting room inter-connecting with the kitchen with further garden/dining room and cloakroom on the ground floor and two double bedrooms and a shower room on the first floor. Set to the rear of the property is a charming private Cotswold stone walled courtyard garden with separate side access.

Approach

Solid Oak front door with outside light and double glazed upper casements to:

Entrance Hall

With stairs rising to first floor, painted timber door to:

Cloakroom

With low level W.C, wall mounted wash hand basin with tiled splash back and casement window to front elevation. From the hall, solid painted timber door to:

Sitting Room/Kitchen

Comprising sitting room with sash window with secondary glazing to front elevation, open inglenook fireplace with brick and stone outer surround and reconstituted stone tiled hearth and fitted with a multi-fuel burning stove. Timber floor, wide double glazed UPVC casement window to rear elevation, recessed ceiling spotlighting and two wall light points. Separate glazed panel timber door to the rear garden room.

Kitchen area comprising stainless steel sink unit with chrome mixer tap, space and electric point for cooker, tiled splash back and comprehensive range of below work surface cupboards and drawers. Space for washing machine, three

quarter height housemaids cupboard to one end and range of eye level cupboards with extractor over hob. Built-in dishwasher, further eye level cupboard and built-in refrigerator. Casement window to rear elevation, recessed ceiling spotlighting.

From the sitting room, glazed panelled timber door to:



Garden/Dining Room

With deep double glazed casements and double glazed French doors leading out to the rear garden and with a pitched roof being part glazed. Two wall light points. From the hall, stairs with solid timber handrail rise to a half landing and in turn rising to:

First Floor Landing

With sash window with secondary glazing to the front elevation, access to roof space and painted timber doors to:

Bedroom 1

With double glazed casement window overlooking the rear garden and with painted sliding doors to built-in wardrobe with hanging rail and shelving. From the landing, painted timber door to:



Bedroom 2

With double glazed casement window overlooking the rear garden and with painted sliding doors to built-in wardrobe with hanging rail and shelving.
From the landing, solid timber door to:



Shower Room

With solid timber floor, inset oval wash hand basin with chrome taps, low level W.C with built-in cistern, tiled splash back and mirror over. Chrome heated towel rail and corner shower cubicle with curved glazed sliding doors and chrome fittings. Sash window to the front elevation.



OUTSIDE

Inglenook Cottage is located on Victoria Street and approached via a pedestrian only walkway, with a separate side access to the private rear courtyard garden which can also be accessed from the garden room. Paved patio with gravelled borders beyond surrounded by stone walling and with a number of specimen shrubs and plants. Outside light and external electrical socket.

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 2023 to present) is £3,300.
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. The current vendor receives a 100% reduction and currently pays no business rates.

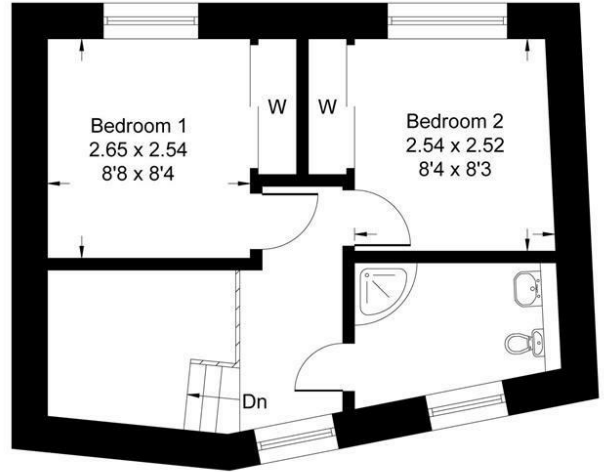
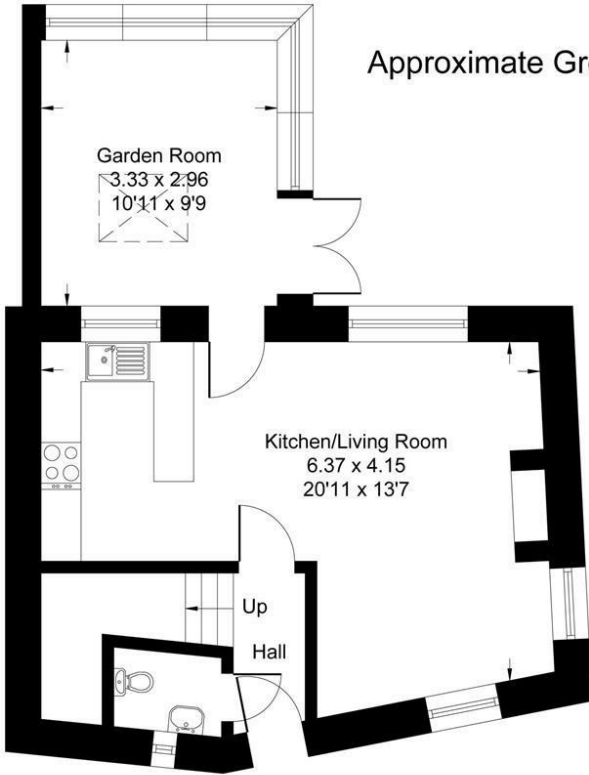
DIRECTIONS

From the Bourton office of Tayler & Fletcher proceed along the High Street passing the green. At the end of the Green opposite the Chip Shed, turn right over the bridge. Take the first turning left by Smiths Restaurant, proceed on foot along the pedestrian walkway and Inglenook Cottage will be found after a short distance on the right hand side.

What3Words: [gourmet.sunbeam.marathons](https://www.what3words.com/gourmet.sunbeam.marathons)

Floor Plan

Approximate Gross Internal Area = 70.26 sq m / 756 sq ft



Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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