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Bolebeck Cottage, 3 Mill View, Mill End
Northleach, Cheltenham, GL54 3HJ
Guide Price £275,000





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A well presented 2 bedroom mid terraced cottage occupying an excellent position just off the centre of this historic market town and close to the parish church with a south facing courtyard garden, single garage and parking space.

LOCATION

Northleach is a picturesque former wool market town set in the heart of the Cotswolds, known for its vibrant community and rich architectural heritage. At its centre stands the magnificent parish church of St Peter and St Paul, a landmark dating back to the early 12th century. The town offers an excellent selection of everyday amenities including an award-winning butcher, specialist shops, a traditional vintner, a chemist, welcoming pubs and restaurants, a Post Office and a doctors' surgery.

Northleach enjoys superb connectivity, with the A40 providing easy access to Cheltenham to the west and Oxford and London to the east, while the nearby Fosse Way links to Bourton-on-the-Water, Stow-on-the-Wold and Birmingham to the north, and Cirencester and Swindon to the south. The area is well served by both state and independent schools, with a primary school in the town. Outdoor pursuits are plentiful, with beautiful countryside walks on the doorstep, racing at Cheltenham, Stratford and Newbury, and an excellent choice of theatres in Cheltenham, Oxford and Stratford.

DESCRIPTION

Bolebeck Cottage has a pretty Cotswold stone facade and provides surprisingly spacious and well planned accommodation arranged over two floors with a sitting room and stairs to the first floor to the front of the cottage and a good sized and well appointed kitchen / dining room to the rear enjoying a lovely outlook over the rear garden, with stable door. On the first floor there are double bedrooms to the front and rear of the cottage with

a central bathroom with rooflight. Accessed directly from the rear garden is an integral single garage with double doors out to a parking space. The cottage also enjoys a lovely aspect towards the parish church.

Approach

Timber front door with opaque glazed inserts through to:

Sitting Room

With double glazed casement window to front elevation with built-in cupboard below housing the electricity meter. Fireplace with stone surround and hearth and timber mantle over. Three wall light points. Stairs rising to first floor with below stairs storage cupboard. Dimplex night storage heater. Part exposed stone wall and timber door through to:

Kitchen/Dining Room

With kitchen comprising a range of fitted units with timber worktop with one and a half bowl stainless steel sink unit with chrome mixer tap and tiled splash back. Built in oven/grill and four ring halogen hob. Comprehensive range of below work surface cupboards and drawers incorporating a built in refrigerator. Range of eye level cupboards and display shelving.

Dining area with double glazed casement window overlooking the rear garden, Dimplex night storage heater and timber stable door with double glazed upper panels.

From the sitting room, stairs with timber handrail and balustrade rise to the:

First Floor Landing

With timber door to airing cupboard with foam lagged hot water cylinder and pine slatted shelving. Dimplex night storage heater.

From the landing, timber door to:

Bedroom One

With range of built-in wardrobes with hanging rail. Double glazed casement window to front elevation. Access to roof space and exposed timber purlins.

From the landing, timber door to:

Bathroom

With matching suite of low level WC, panelled bath with chrome mixer tap and handset shower attachment. Pedestal wash hand basin with chrome mixer tap and part tiled walls. Roof light over.

From the landing, timber door to:

Bedroom Two

With double glazed casement window overlooking the rear garden and with a lovely view to the south and to the Parish Church. Built-in cupboard with hanging rail and shelving.

OUTSIDE

Bolebeck Cottage is approached directly from Mill End leading to the front of the property. Set to the rear of the house is a private garden with gravelled terrace immediately to the rear with a Cotswold stone wall and steps up to the remainder of the garden with central lawned area and herbaceous borders surrounding. A separate door to the side leads to the SINGLE GARAGE with double doors out to the front with parking to the fore. The garage has space and plumbing for a washing machine, power and light.

COUNCIL TAX

Council Tax band C. Rate Payable for 2025/ 2026: £2,029.12.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road,

Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

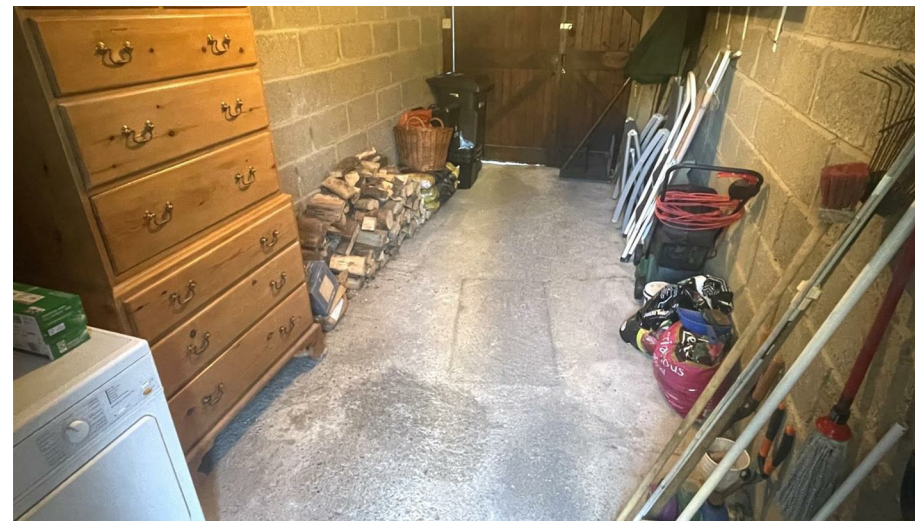
SERVICES

Mains Electricity, Water and Drainage are connected. Electric central heating.

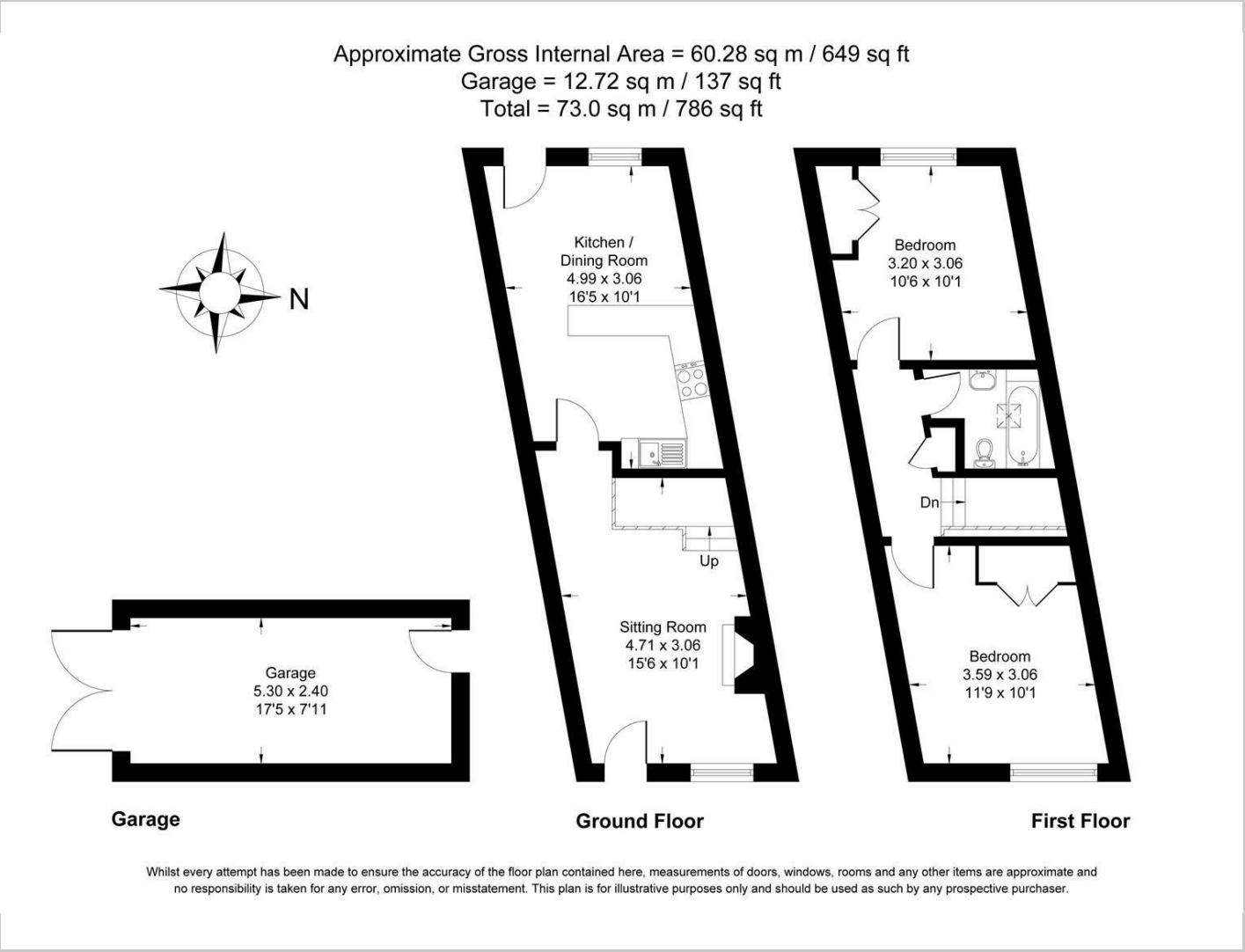
DIRECTIONS

From Bourton on the Water proceed South on the Fosseway to Northleach, crossing the A40 towards Cirencester and at the traffic lights on the edge of Northleach turn left. Proceed in to the Market Square cutting through between the Stores and Sherborne Arms into The Green and bearing right. Proceed along College Row, into Town Row and at the end bear right into Mill View. Bolebeck Cottage, No.3 Mill View will be seen on the left hand side. The parking is in front of the second garage to the side.

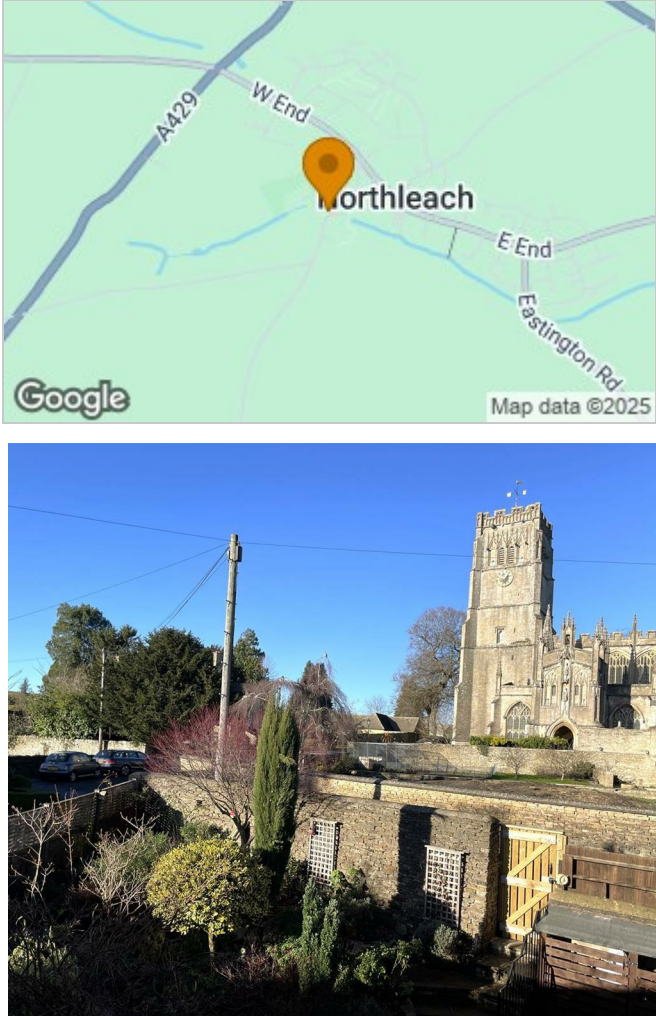
What 3 Words: mammoths.disbanded.blizzard.



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 firms 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		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	