

established 200 years

Taylor & Fletcher



Yew Tree Cottage Station Road
Bourton-On-The-Water, Cheltenham, GL54 2EN
Guide Price £515,000



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A charming detached Grade II Listed Cotswold stone cottage with Cotswold stone slate roof, occupying a central position within the village with private off-street parking, courtyard garden and substantial detached garage offering further potential subject to any necessary consents.

LOCATION

Yew Tree Cottage is situated in a mature residential area in the heart of the village, a short level walk from the village centre and both Co-Op and Londis supermarkets. 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 outdoor rural leisure pursuits.

DESCRIPTION

Yew Tree Cottage comprises a charming Grade II Listed stone cottage set just off Cemetery Lane and Station Road with easy access to all the village amenities and level pedestrian access out into the adjoining countryside along Cemetery Lane. The existing cottage has been sympathetically extended and enhanced during the current owners occupation and offers further potential for the conversion of the garage into self-contained accommodation. The cottage provides accommodation arranged over two floors with an open plan sitting/dining room with open fireplace and double aspect with a good sized kitchen/ breakfast room to the side. On the first floor there are two double bedrooms and a bathroom. Outside a pair of solid timber gates lead to an extensive paved parking area and courtyard style garden with high Cotswold stone walls and a number of raised beds and mature shrubs and plants. A separate detached garage/studio sits to the side.

Approach

Gabled covered entrance with outside light and solid Oak timber front door with leaded light insert to:

Sitting room/ Dining Room

With Limestone floor with matwell, stairs rising to first floor, open fireplace with stone outer surround and timber bressumer over with recessed inglenook and slate hearth and fitted with a wood burning stove. Timber window seat with cut stone mullioned window with leaded lights to front elevation a further casement window to rear elevation, Heavily beamed ceiling, further recessed leaded light window to front elevation, Oak skirting and four wall light points.

From the sitting room, Oak door through to the:

Kitchen/ Breakfast Room

With stable door back out to the side of the property and leaded light casement window to front elevation and leaded light fixed casement window to rear elevation, tiled floor and fitted kitchen comprising; granite worktop with Belfast sink with chrome mixer tap and in-set drainer, four ring gas hob, granite upstands and tiled splashback. Oak fronted units with built-in dishwasher and three quarter height unit with double oven/grill, a range of eye-level cupboards and extractor over hob, further eye-level cupboard housing the Worcester gas-fired central heating boiler. Further matching unit with solid Oak worktop and glazed fronted cupboards over. Recess with:

Utility

With marble worktop with space and plumbing for washing machine below, wall mounted electricity fuse box over and leaded light casement to front elevation, space for upright fridge/freezer.

From the sitting room, two steps up to:

Half Landing

With built-in book shelving to side and solid Oak door to cupboard housing the underfloor central heating manifold system and the stairs continue with Oak balustrade and handrail to the:





First Floor Landing

With access to roof space and Oak door to airing cupboard with pressurised hot water cylinder, exposed timber purlin and solid Oak door through to:

Bedroom 1

With exposed timber purlins and "A" frame, mullioned casement window with leaded lights to front elevation, pine door to deep built-in wardrobe cupboard with hanging rail and shelving.

From the landing, Oak door to:

Bathroom

With casement window to front elevation, panelled "P" shaped bath with wall mounted shower, low-level WC and pedestal wash hand basin, part-tiled walls, chrome heated towel rail and tiled floor.

From the landing, Oak door to:

Bedroom 2

With leaded light casement window to side elevation, recessed storage and access to roof space.

OUTSIDE

Yew Tree Cottage is approached via a pedestrian access from Station Road with high a Cotswold stone wall or alternatively via a vehicular access off Cemetery Lane with a pair of solid timber gates with pedestrian gate to side with paved driveway leading down to the parking and garden to Yew Tree Cottage. A path continues to the stable door to the side and also to the front of the house to the front door. Set to the side of the courtyard is a raised Cotswold stone retaining wall with raised bed and with a water feature and carp pond. There are raised beds surrounding and a decorative tiled central terraced feature.

Set separately from the main house is a DETACHED GARAGE/ WORKSHOP of Cotswold stone elevations under a pitched reconstituted stone tiled roof with casement window and a pair of timber doors with Oak lintels over, comprising garage and workshop space with power and light with a partially completed Cloakroom to the far end with low-level WC and wall mounted wash hand basin and opaque glazed casement window to the side. A paddle

staircase currently leads from the end of the garage up to the first floor STUDIO with Velux rooflight and casement window to the far end and currently simply boarded out. Planning consent Ref: 16/05180/FUL has historically been granted for the conversion of this accommodation into additional residential accommodation with the addition of an external Tallet staircase and dormered doorway.

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.

COUNCIL TAX

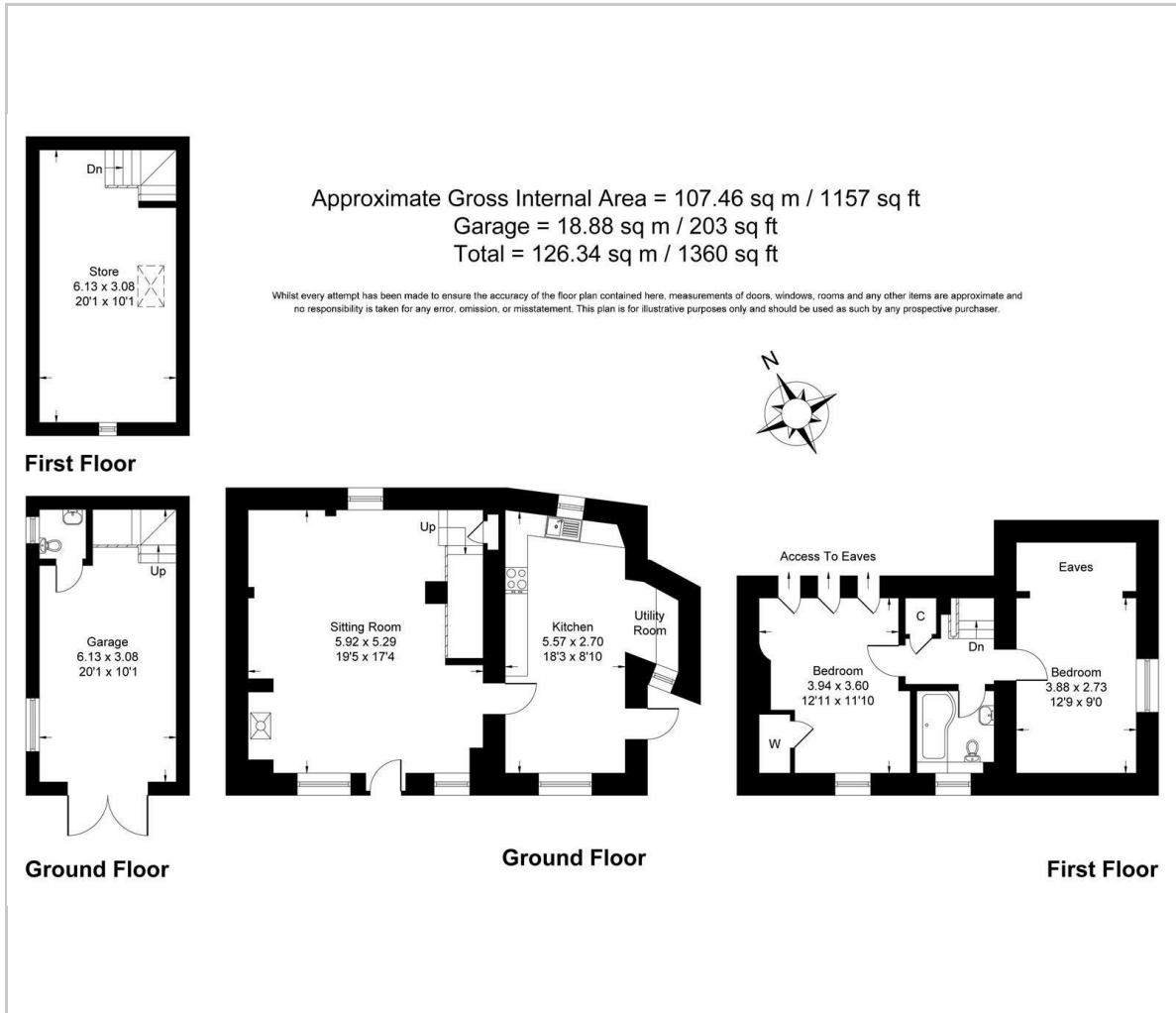
Council Tax band C. Rate Payable for 2024/ 2025: £1,930.04

DIRECTIONS

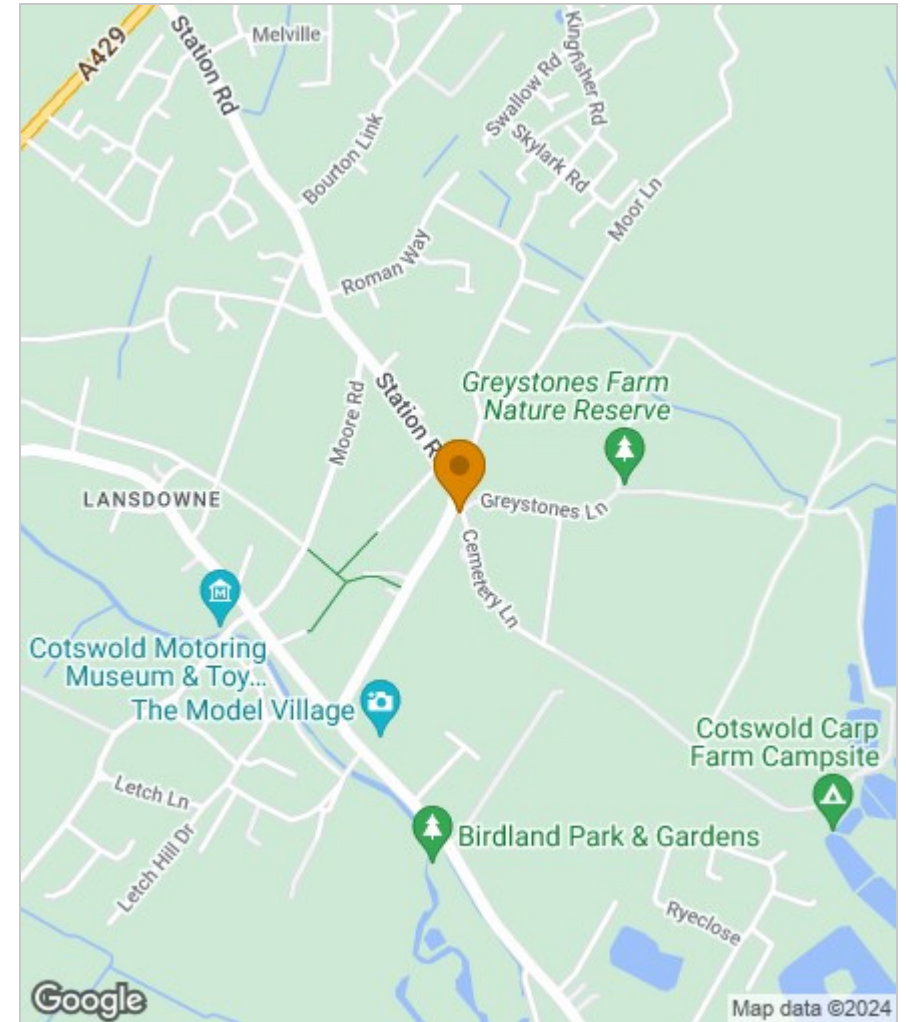
From the Bourton-on-the-Water Office proceed down the High Street passing through the green. At the end of the street turn left in to Station Road and take the right hand turn into Cemetery Lane where the property will be found immediately on your right hand side.

What3Words: [watched.totals.warblers](https://www.what3words.com/watched.totals.warblers)

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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