



HOLMANS
ESTATE AGENTS

Appletree Cottage, 3 Court Cottages, Blockley Court, Blockley, Gloucestershire, GL56 9BT

Guide Price £299,950, Freehold

Property Description

Positioned within sight and earshot of the gently cascading Blockley Brook in the grounds of what was one of Blockleys seven former silk mills, this Grade II listed, 3 storey, 1-bedroomed period cottage is full of the innate character and charm of the early Victorian period and is strongly recommended for inspection by those looking for a second home or a holiday home for investment purposes.

Approached through an archway into a secret wooded hideaway location, adjacent to the mill stream, the property lies within its own protected environment and enjoys a particularly tranquil location. The property has been used as a holiday cottage over the last 22 years with many repeat bookings.

The property now features a welcoming living kitchen on the ground floor with a rustic brick fireplace and a homely woodburning stove. There is a stylish fitted kitchen, gas fired central heating from a combination boiler and a recently renewed ensuite bathroom to the bedroom on the second floor in addition to a ground floor cloakroom and w.c.

Period features include leaded small paned windows with two built-in window seats in the cosy living room on the first floor and many exposed beams and roof timbers. Externally, the four cottages within this small mews, overlook and can use the lawned area immediately in front of the cottages and beyond which there is unallocated parking for one vehicle for this property.

The environment in itself is rather special with the mill race flowing in to a large former mill pond with a Monet-style bridge and landscaped garden.

Blockley Court is located only a short walk from the centre of one of the most popular villages in the north Cotswolds with two public houses and a fashionable village shop and cafe, which doubles as a fine dining restaurant many evenings a week. Walks in the surrounding countryside in an area of outstanding natural beauty can be enjoyed directly from the cottage, especially at the end of the High Street which terminates in Dovedale Woods.

The village is positioned mid-way between the Cotswold cafe society of Chipping Campden and the more traditional Cotswold market town of Moreton-in-Marsh where there are links to Oxford and London Paddington.

Accommodation comprises:

Ground Floor Diner-Kitchen

(12' 07" x 11' 10") or (3.84m x 3.61m)

With beech-style laminate work tops fitted in three sections with inset one-and-a-half stainless steel sink unit with single drainer and mixer tap. Cream melamine fronted units incorporating four base cupboards, two-tier larder cupboard and separate two-tier boiler cabinet housing Worcester combination boiler for instantaneous hot water and gas fired central heating. Four matching wall-mounted cupboards with concealed pelmet lighting illuminating work surfaces with tiled surround, built-in bookshelf, slot-in double oven with electric hob. Double radiator, antique pine-style Karndean flooring and particularly striking original rustic brick fireplace with cast iron woodburning stove. Small paned leaded windows with part-opaque glazing, exposed beams to the ceiling and stained timber skirtings, architraves and doors. Northerly aspect over the cottage garden and treescape.

Ground Floor Cloakroom

Cloaks area with corner wall-mounted wash hand basin, small paned leaded window with outlook over garden and separate WC with low flush suite in white, single radiator and Karndean flooring.

Access to staircase and first floor.

First Floor

Landing Area

With separate staircase to second floor, fitted handrail and stained woodwork.

Living Room

(12' 07" x 11' 10") or (3.84m x 3.61m)

Two built-in window seats to the front below leaded paned windows with part-opaque glass, exposed beams to the ceiling, stained timber skirtings, architraves and doors and tiled plinth supporting an electric flame-effect fire. Double radiator, TV aerial point and built-in overstairs storage cupboard.

Second Floor

Bedroom

(12' 06" x 10' 0") or (3.81m x 3.05m)

With apex ceiling with exposed purlins and roof timbers, dormer window with leaded panes, part-opaque glass and particularly attractive view over lawns, treescape and gardens towards Blockley Brook. Built-in double wardrobe with shelves, double radiator and stained timber skirtings and architraves.

En Suite Bathroom/WC

(9' 03" x 4' 08") or (2.82m x 1.42m)

With apex ceiling, exposed roof timbers, built-in double-glazed velux swing window, double radiator and contemporary-style three piece suite in white. Wall-mounted wash hand basin with drawer below, low flush WC and panelled bath with thermostatic shower and folding glazed screen to one side. Wall-mounted shaving mirror with integrated lighting. Built-in shaver point, chrome ladder-style heated towel rail and radiator. The room is tiled to three walls with matching linoleum floor.

Outside

Front Garden

(25' 0" x 0' 0") or (7.62m x 0.00m)

Approximately 25 feet deep with random Cotswold wall surround with traverse work to each side, traditional cottage-style gate. Mainly flagged area with flower borders to each side, and mature apple tree from which the property takes its name. There is a canopied porch adjacent to the building. Beyond the boundary wall there is a lawned area which includes a stone outbuilding which is shared between numbers 1 to 4 Court Cottages. There is a large parking area where this property has the right to park one vehicle on an unallocated basis.

N.B

There is a service charge applicable for the servicing of the common areas in front of the cottage and the parking area of approximately £550 per annum. Prospective purchasers are advised to ascertain the exact terms and conditions of the service charge in pre-contract enquiries as part of exchange of contracts.



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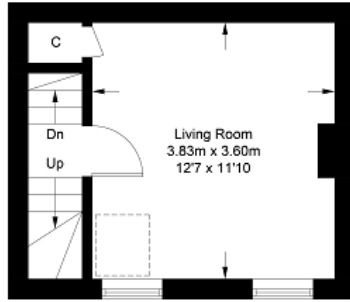
Directions

From Moreton-in-Marsh, take the A44 towards Evesham and Broadway, continuing through the village of Bourton-on-the-Hill, after which turn right, signposted Blockley 2 miles. When entering the village, pass Lower Brook House on the right-hand side and take the next turning on the right into Blockley Court and Millview. Continue to the bottom of the hill, continue through the archway and the old mill and park in the car park beyond. When turning back to the mill, this is the second in a row of four cottages on the right-hand side.

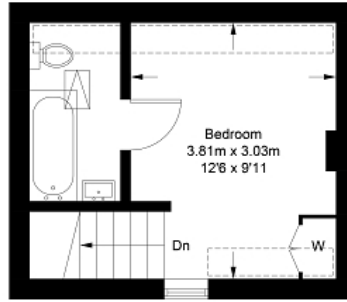
Reduced headroom below 1.5m / 5'0"



Ground Floor
17.5 sq m / 188 sq ft



First Floor
17.3 sq m / 186 sq ft



Second Floor
17.3 sq m / 186 sq ft

Approximate Gross Internal Area = 52.1 sq m / 560 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1121734)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		90
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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