



HOLMANS
ESTATE AGENTS

The Granary, 4 Bankside, High Street, Blockley, Gloucestershire, GL56 9EX

Guide Price £495,000, Leasehold/Share of Freehold

Property Description

One of the brightest jewels in Blockley's treasure chest of hidden cottages, concealed within a courtyard environment in a hide-away location behind the High Street, this semi-detached, three storey, two bedroom Grade 11 listed village home could not be more centrally located and has been carefully and sympathetically maintained over recent years.

What seems to be the entrance to the property from the High Street leads to a passage way and in turn a landscaped courtyard from which The Granary can be accessed.

Entering the property is like walking into a page of Homes and Gardens Magazine where the original features are manifest in the many sandblasted exposed beams and pointed stone walls combining beautifully with the more contemporary refinements such as a bespoke fitted kitchen with a Britannia range and shuttered window blinds.

At first floor level there is an expansive open plan living room with a particularly striking view of the local Parish Church and over the beautifully styled and professionally landscaped rear garden. Care has been taken on the second floor to make best use of the space available with two double bedrooms and a particularly striking four piece bathroom suite with a roll top free standing bath as its centre piece.

The technical specification of the property includes an up-to-date Worcester Bosch gas fired combination central heating boiler and over recent years there has been installed a range of bespoke sealed unit double glazed windows.

Vehicular access can be gained from a private gated access from Bell Bank which in turn leads to parking for the property with its own individual garage.

The property is therefore not only perfect as a main home but would be outstanding as a supplementary home for those looking for a country retreat in one of the most popular villages in the North Cotswolds with private security access to the front and gated access to the rear.

Blockley has two public houses, a hotel and a very well stocked village store which doubles as a fine dining restaurant several evenings a week. The property is located between the cosmopolitan Cotswold cafe society of Chipping Campden and the more traditional market town of Moreton-in-Marsh where there are rail links to London Paddington.

Blockley is famous as the location for the filming of the BBC series Father Brown where it is referred to as Kempleford.

Accommodation comprises:

Communal Entrance

From Blockley High Street the door opens into a passage way leading to communal courtyard area and from which there is access to the house.

Farm House Style Kitchen

(17' 04" x 23' 09") or (5.28m x 7.24m)

Bespoke kitchen, fitted on three sides with solid oak work tops with inset one and a half enamel sink unit with chrome swan necked mixer tap. Six individual base units with corner pantry cloaks cupboard housing a Worcester combination boiler for instantaneous hot water and gas fired central heating. A particularly attractive room with substantial oak beams and battened ceiling, substantial oak lintel over mullioned window with leaded panes, and a northerly aspect over courtyard.

Windows also to south and west with built in double shutters to each window. Wall mounted circuit breaker unit, two single radiators. Exposed stone wall to one side of the room, 14 power points, space for dishwasher and space for washing machine, space for tumble dryer and fridge freezer. Substantial Black Britannia range with 6 ring gas hob with double electric oven below, double canopied cooker hood above with stainless steel splash back. Stable style oak back door with bullseye inset and intercom system to door adjoining high street. Individual dimmer switches to each of the spot tracks, easy retuning staircase leading to first floor living room. The floor in this room has been recreated to incorporate substantial extra insulation.

Ground Floor Cloak Room

Two piece suite in white, low flush WC and pedestal wash hand basin. Latch and brace door.

First Floor Living Room

(24' 05" x 16' 02") or (7.44m x 4.93m)

Stripped elm floor boards to the whole of the room, ornamental fire place with gas point, stone hearth and antique oak lintel above. Exposed beams to the ceiling also with an exposed timber pillar to the centre of the room. Retuning staircase to the first floor with battened balustrade. 5 individual spot tracks, westerly aspected sash window with built in shutters giving an outlook over rear garden and two double mullioned windows with northerly aspect over courtyard gardens towards St. Peter and Paul's Church. Three single radiators, telephone point, TV aerial point and six power points.

Second Floor Landing

(6' 09" x 12' 03") or (2.06m x 3.73m)

Room for study area, exposed purlins and roof timbers with plain plastered walls and a southerly aspected window with a particularly attractive outlook over rooftops towards Dovedale woods in a southerly direction. Three stained timber latch and brace doors and two power points.

Master Bedroom

(17' 01" x 11' 05") or (5.21m x 3.48m)

Exposed purlins, southerly and westerly aspected windows with attractive views towards Blockley High Street and the most stunning views of the newly recreated landscaped garden to rear all creating a light and airy room. Four inset spot lights to the ceiling, two single radiators, TV aerial point, telephone point and four power points.

Central Bathroom

(9' 0" x 6' 7") or ()

Solid elm floor and four piece suite in white. Low flush WC with oak style seat, free standing roll top single bath, with chrome shower attachment and mixer tap, pedestal wash hand basin and delta shaped shower cubicle to one corner with fired earth style tiling, hand held shower attachment and glazed doors. Three inset spot lights to the ceiling, access to loft space, exposed roof timbers and purlins, double glazed Velux swing window and a single radiator.

Bedroom 2

(9' 08" x 9' 0") or (2.95m x 2.74m)

Easterly aspected window, four inset low voltage spot lights to the ceiling, exposed purlins, two power points, single radiator and built in single wardrobe.

Communal Rear Courtyard

Antique stone flagged area over which there is access for three other houses. Steps leading to private garden.

Rear Garden

(35' 0" x 25' 0") or (10.67m x 7.62m)

Communal patio area with outside water tap and steps ascending to beautifully and professionally landscaped elevated circular patio perfect for alfresco dining perfect for taking in the afternoon and evening sun. This is an area designed by the present owners and to whom the garden pays the highest compliments. Within the reconstruction of the garden, an outside store has been created with power and light installed and attractive antique oak door. Steps further ascend to a seating area with some of the best views over rooftops of this part of the village and screened to the rear by substantial laurel hedging through which there is a gate leading to a parking area and the property's garage.

Garage

(16' 08" x 8' 0") or (5.08m x 2.44m)

Metal up and over door.

There is then a communal driveway shared by the four owners of Bankside to a double gate which in turn leads to Bell Bank. There is additional parking provided for one space per property.

NB

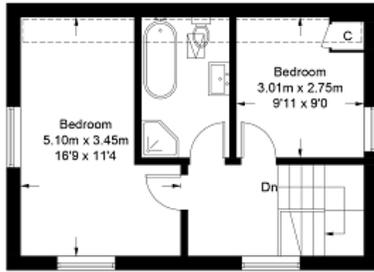
The owners of the property will automatically become a 25% share holder of Bankside Management Ltd who own the freehold of the four properties within the development and from which each owner is granted a 999 year lease from 1982. The exact terms and conditions of the tenure should be determined by any prospective purchaser in pre-contact enquiry prior to exchange of contracts. There is a ground rent payable of £50.00 per annum and a maintenance charge of communal areas of around £250.00 per annum.

NB1

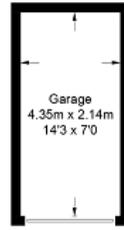
The management company have agreed that whilst there is no problem with any of the owners letting the property on a long term basis, holiday letting will not be allowed.



4 Bankside, High Street, Blockley, GL56 9EX



Second Floor
37.7 sq m / 406 sq ft

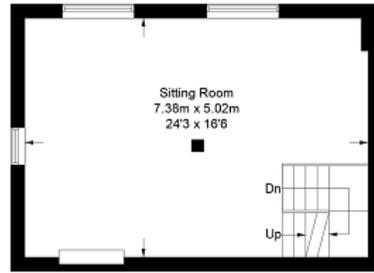


(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0"



Ground Floor
37.9 sq m / 408 sq ft



First Floor
37.9 sq m / 408 sq ft

Approximate Gross Internal Area = 113.5 sq m / 1222 sq ft
Garage = 9.3 sq m / 100 sq ft
Total = 122.8 sq m / 1322 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1199706)

Directions

From our Moreton-in-Marsh office turn left and at the second mini roundabout turn right along the A44 into Bourton road continuing through the village of Bourton on the Hill after which turn right signposted Blockley one and a half miles. When entering the village continue past Lower Brook House on the right hand side and at the following cross roads turn left adjacent to the village green and at the following T junction turn left passing the village store and into the High Street. Park on the left hand side in front of the Crown Hotel and walk back along the raised parapet to a bright yellow door which is the access to this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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