

established 200 years

Tayler & Fletcher



Little Elms The Square Stow-on-the-Wold GL54 1AF
Guide Price £575,000





Little Elms The Square

Stow-on-the-Wold, GL54 1AF

An attractive and beautifully presented Grade II listed Town House ideally for use as a holiday, main or second home and located in the heart of Stow-on-the-Wold

Location

Little Elms is located in the heart of Stow-on-the-Wold, an attractive market town. It is a short walk away from a wide variety of cafes, pubs, shops and boutiques. In addition Stow has a popular primary school and St Edwards, an historic parish church.

Bourton-on-the-Water is 4 miles to the south and has a similar range of facilities including the well respected Cotswold secondary school and a public Sports centre. There are mainline train stations situated at Moreton-in-Marsh (4 miles) and Kingham (5 miles) with regular services to London Paddington via Oxford and Reading.

Cheltenham, 18 miles, is the principal commercial and cultural centre in the area and has excellent shopping facilities with most of the nationally known High Street retailers represented. It also has a wide number of hostelryes, a multiplex cinema, together with the Everyman Theatre as well as a number of annual festivals including the National Hunt, Literature, Music and Cricket festivals.

Description

Little Elms is a Grade II listed town house situated in a South facing position in The Square. It is constructed of natural Cotswold stone under a slate roof to the front elevation and concrete tile to the rear. It has a very pretty facade with 12 pane sash and casement windows set within cut stone reveals. There are three gabled dormer windows in the roof line.

Little Elms has been recently used as a successful Airbnb/holiday home since it received change of use in 2016. It has been thoughtfully converted to provide an excellent kitchen / dining room on the ground floor. A winding stone staircase leads down to a vaulted cellar and cloakroom with w.c. On the first floor there is a comfortable sitting room and

bedroom fitted with bunk beds. The master bedroom and generous shower room are situated on the second floor.

Little Elms has a lovely outlook onto the Stocks on the green.

Accommodation

Entrance Lobby

with stairs leading to the first floor.

Kitchen/ Dining Room

Comprising one and a half bowl stainless steel sink unit with mixer tap set in a wide surround with a range of drawers and cupboards beneath. Lamona dishwasher, space and plumbing for a washing machine, Lamona four ring electric hob with Lamona oven and grill below and stainless steel extractor hood above. Range of eyelevel cupboards, further worksurface with range of drawers and cupboards beneath together with integrated fridge and separate freezer. Eyelevel storage cupboards, laminate floor.

Stairs with oak newel post and handrail and glazed balustrading together with stone steps and metal handrail lead to the lower ground floor.

Vaulted Cellar

Cloakroom

With w.c. and wash hand basin.

First Floor

Sitting Room

12 pane sash window overlooking The Square, beamed ceiling, fireplace (blocked off).

Bedroom 2

Integrated bunk beds, 12 pane sash window overlooking The Square, built in storage cupboard with hanging rail.

Stairs continue to the 2nd Floor

Bedroom 1

Two pairs of casement windows, painted beamed ceiling, eaves storage cupboards.

Shower Room

Matching white suite comprising walk-in shower with overhead rose and separate hand held attachment. Low-level w.c. wash hand basin with mixer taps with cupboards beneath, heated towel rail.

Services

Mains electricity, water, gas and drainage are connected to the property. Please Note: We have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.

Local Authority

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX, Tel: 01285 623000

Business Rates

Current rateable value- Self catering holiday unit and premises (1 April 2023 to present) £3,000
2024 to 2025 54.6 pence or small business 49.9p multiplier.

Directions

From the market square in the centre of Stow-on-the-Wold head towards the green at the far end and Little Elms will be opposite, situated next door to Fosse Gallery.

What3Words

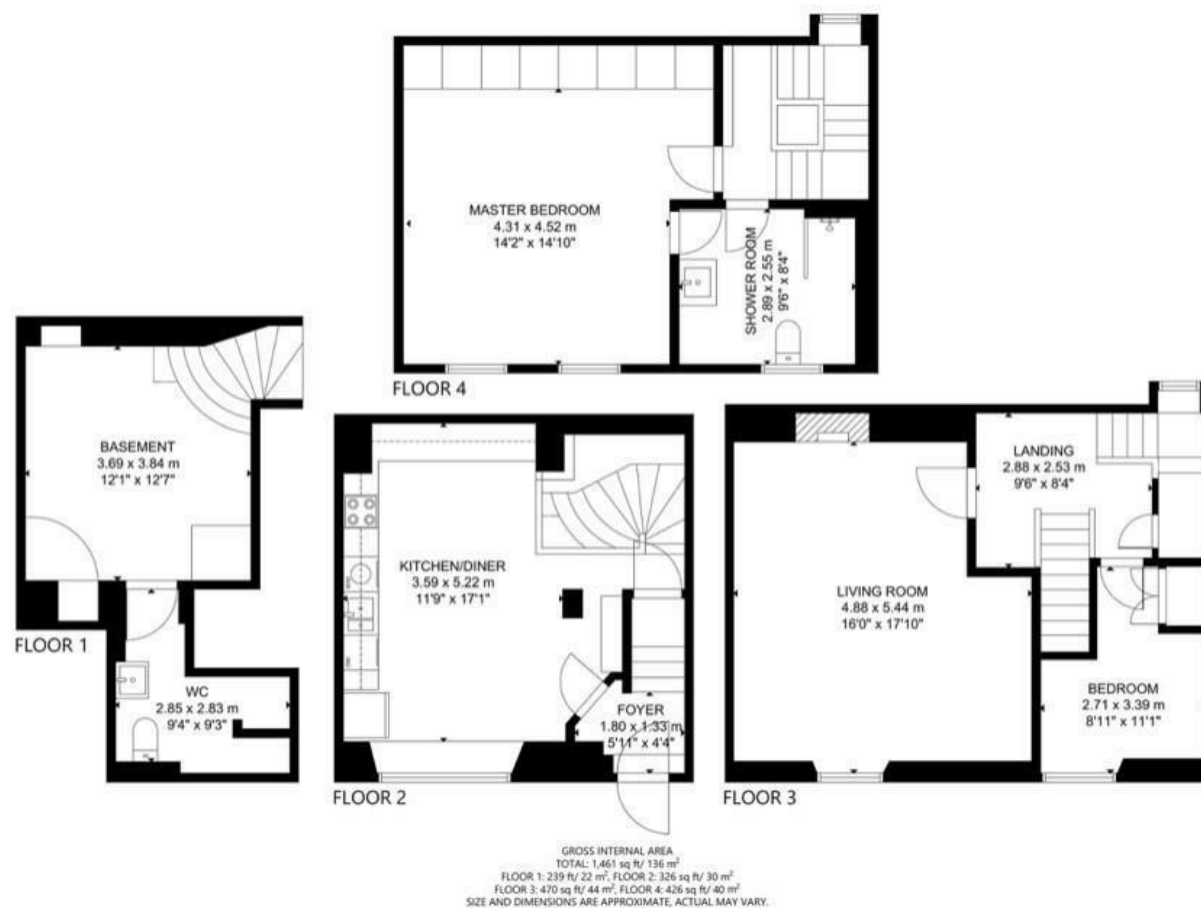
///swoop.cabbage.store

Tenure

Freehold.
There is also an area of flying freehold.



Floor Plan



Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.