



HARRISON
Sales &
Lettings
THORNTON

Lansdowne, Bourton-On-The-Water



Magnolia Cottage and Apartments was a previously established and highly regarded holiday letting complex, set within landscaped grounds and located on Lansdowne, in the heart of the village. The property offers a rare combination of character, flexibility, and income potential, and had become a well-known fixture within the local holiday letting market.

The accommodation includes four holiday letting apartments, substantial garaging and storage, and a large three-bedroom family home with a private garden.

To the front of the main building are two apartments. Maple Cottage occupies the ground floor and provides a spacious one-bedroom apartment, while above is Magnolia Apartment, a generously proportioned two-bedroom dwelling. Attached to these is Magnolia Cottage itself, a substantial family home offering three reception rooms, a kitchen and utility room on the ground floor, with a master suite, two further bedrooms, and a family bathroom on the first floor.

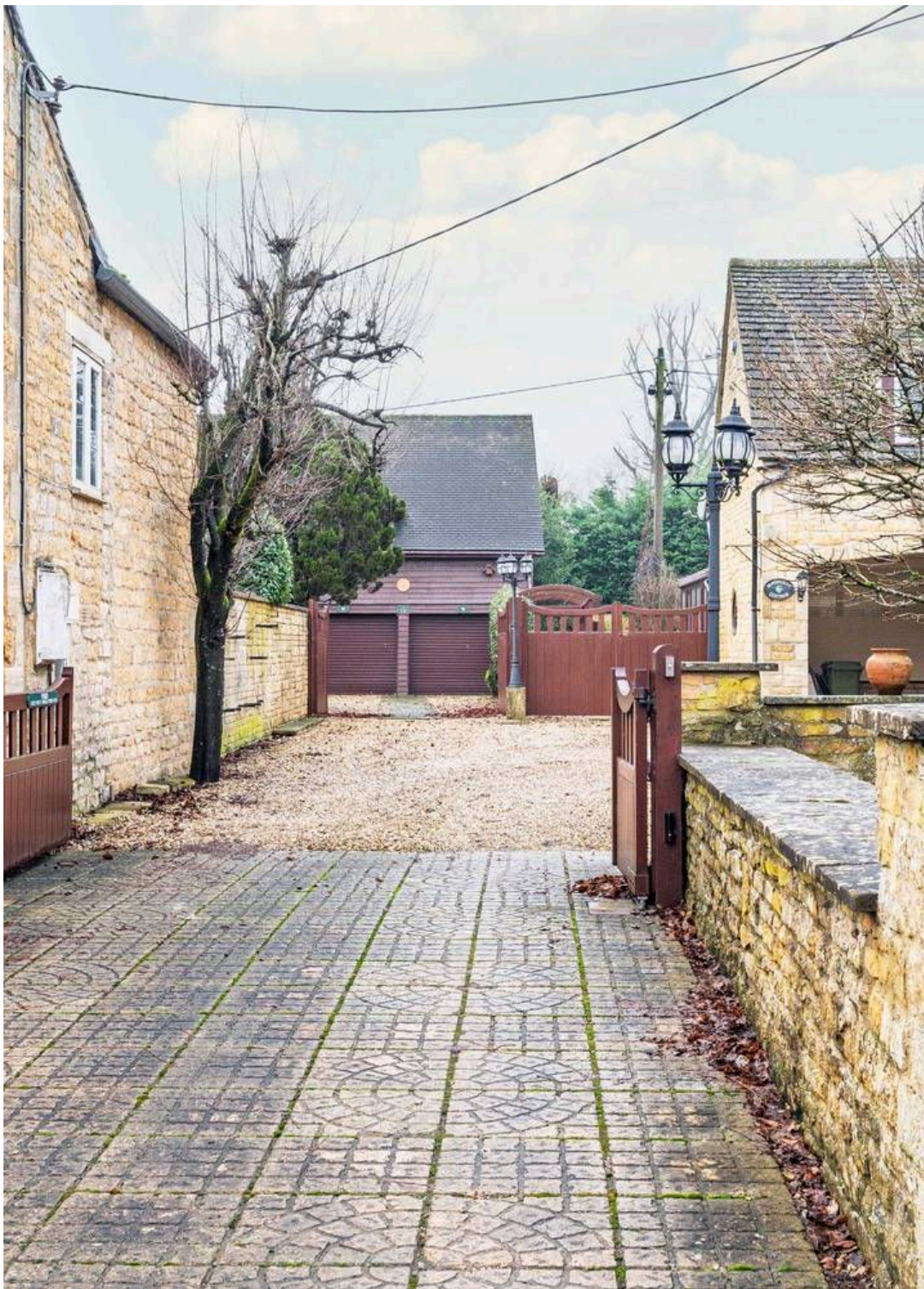
To the rear of Magnolia Cottage is a large, private, south-west facing garden, which is well maintained and manicured. This area also benefits from a covered patio and an exercise swimming pool, providing an attractive and secluded outdoor space.

Positioned to the south-west of the site is a large garage block, incorporating a plant and utility area along with garage space at ground level. Above this are the final two holiday apartments, both identical two-bedroom dwellings, each enjoying private balconies.

To the front of the garage block, and to the south of the main building, lies an extensive driveway and further landscaped grounds, providing ample parking and an attractive approach to the property.







The property offers significant potential, either as a holiday letting business with the option for the owner to live on or off site, or alternatively to be reconfigured back into a single dwelling with outbuildings, subject to any necessary consents.

Bourton on the Water is a large village situated in the heart of the North Cotswolds - a popular tourist destination, a village of enormous character and appeal, with period Cotswold stone houses and shops flanking the shallow River Windrush that runs through the village centre. There are a range of amenities, including gift shops, restaurants, pubs, hotels, clothes shops, hairdresser, supermarkets, library, post office, churches, primary and secondary schools.

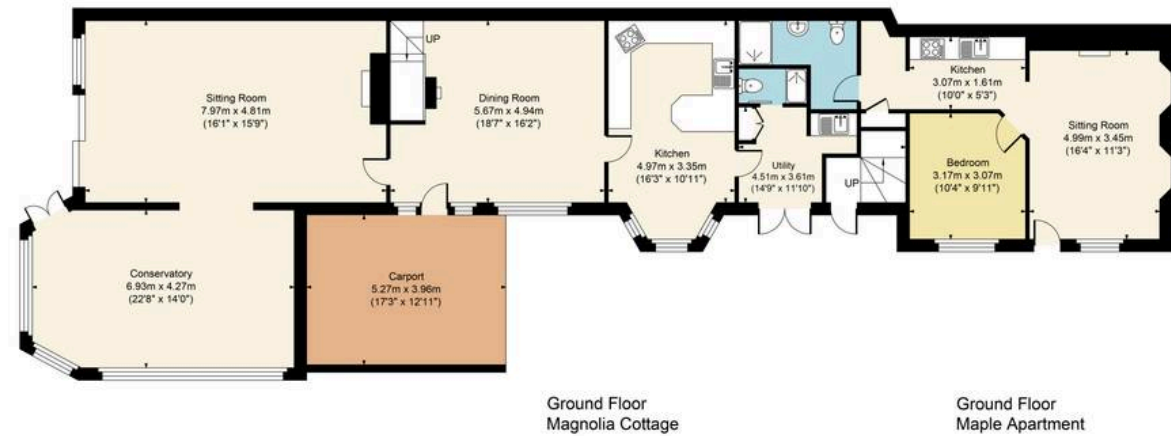
EPC: C

Council Tax Band: E

Tenure: We understand the property to be Freehold. Prospective purchasers are advised to seek confirmation of this from their solicitor prior to exchange of contracts.

Please note that some stock images have been used.

Main House Approx. Gross Internal Area:- 248.58 sq.m. 2676 sq.ft.
 Maple Apartment Approx. Gross Internal Area:- 34.85 sq.m. 375 sq.ft.
 Magnolia Apartment Approx. Gross Internal Area:- 32.31 sq.m. 348 sq.ft.
 Beech, Chestnut, Store Plant / Garage / Laundry Approx. Gross Internal Area:- 148.78 sq.m. 1601 sq.ft.
 Total Approx. Gross Area:- 464.52 sq.m. 5000 sq.ft



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 [Symbol] Denotes restricted head height
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