



FARMHOUSE BARN

LOWER MILL ESTATE, GL7 6BG

Farmhouse Barn is a fully refurbished, thatched barn which is one of the only properties that can be used as a principal primary residence at Lower Mill Estate.

Asking Price £710,000



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Viewings by appointment only via Habitat Resales on
+44 (0)333 241 6615 or resales@habitatfirstgroup.com



- 4 Bedrooms
- 2 Bathrooms
- Primary Residence or Holiday Home
- Garage and Parking
- Studio
- Private Garden
- On Site Facilities
- Access to Private Nature Reserve with Acres of Woodland Walks



The Property

Farmhouse Barn is a fully renovated and refurbished, thatched barn that is one of the only properties at Lower Mill Estate that can be used as a principal primary residence. This four-bedroom cottage combines an intriguing mix of traditional Cotswold architecture, including the stone floor in the open-plan living area and oak beams throughout, with contemporary touches that bring the property to life. Complete with a private garage and garden with fantastic views.

Ground Floor

The front door leads into an entrance hall with a tiled floor. The kitchen is well presented and equipped with a range of Shaker-style units with a granite worktop and Belfast sink with mixer tap. There is an integrated dishwasher, a range-style cooker with Gas hob and extractor hood with light over and a washing machine. The sitting/dining room is full of character, features including an exposed, Cotswold stone, flagstone floor throughout and a wood burning stove with stone surround and oak beam. There are French doors to the front and rear of the property and a main staircase that takes you to bedrooms 1 and 2 and a bathroom.

First Floor

The master bedroom is light and airy, with views over Somerford Lagoon. Bedroom two is a double bedroom with a window to the rear and stripped floorboards. The bathroom consists of a WC, wash hand basin, modern walk-in shower with shower over and heated towel rail. From the entrance hall, a second separate staircase leads to bedrooms 3 and 4 with a bathroom on the first floor. Bedroom 3 is a double bedroom with a window to the front and stripped floorboards.

Bedroom 4 is also a double room with a small built-in wardrobe and window to the front and side, with stripped floorboards. The second bathroom has a bath with shower over, WC and wash hand basin with heated towel rail.

Outside

There is a walled garden mainly laid to lawn with distant views over Somerford Lagoon. The double garage has a converted loft space and a window to the rear. There is also additional parking. The property has access to a communal orchard which is shared between 10 other properties.

Services

Mains water, electricity, oil central heating, broadband. Services Maintenance Charges. We have been informed that the annual Estate charges for this property are approximately £5196.56+VAT. This pays for ground rent, management, maintenance and repair of all communal areas; including lakes, pathways, play areas, tennis courts, the ongoing maintenance of the communal buildings and grounds (including hundreds of acres of nature reserve and walking trails.) Leasehold property with approximately 976 years remaining.

Situation

Lower Mill is a modern country estate in the Cotswolds which provides safe, secure and breath-taking holiday homes, nestled within the tranquil Cotswold Water Park. It is mindfully designed around freshwater lakes, rivers and acres of untouched woodland, so you can enjoy some downtime from the crazy pace of urban life.

Directions

From the M4 motorway take junction 15 and follow the A419 for around 15 minutes, turning off towards Somerford Keynes and the B4696. Once on the B4696, continue straight ahead following signs for the Cotswold Water Park and Lower Mill Estate.

GROUND FLOOR

- RECEPTION / DINING ROOM
- 40' (12.19) x 18'6 (5.64)
- KITCHEN
- 15' (4.57) X 7'10 (2.39)

FIRST FLOOR

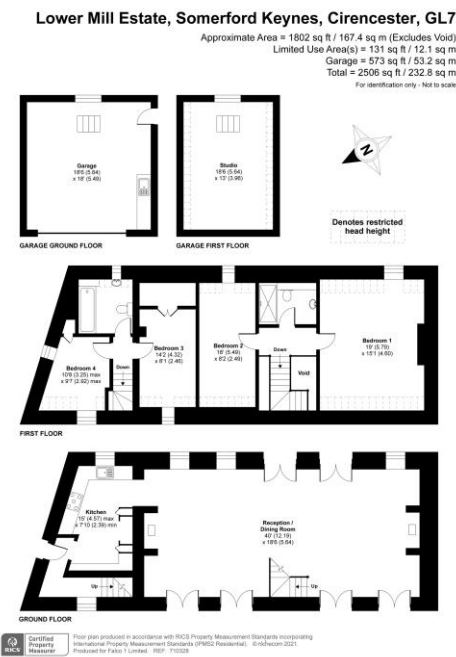
- BEDROOM 1
- 19' (5.76) x 15'1(4.60)
- BEDROOM 2
- 18' (5.49) x 8'2 (2.49)
- BEDROOM 3
- 14'2 (4.32) X 8'1(2.46)
- BEDROOM 4 10'8 (3.25) X 9'7 (2.92)
- BATHROOM
- 18'6(5.64) X18' (5.49)

GARAGE

- BATHROOM
- 18'6(5.64) X18' (5.49)
- STUDIO
- 18'6(5.64) X13' (3.96)

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

HOMEOWNER SERVICES

When purchasing a holiday home at Lower Mill Estate, you have the benefit of enjoying exclusive access to a range of our in-house services, that are on hand to cater for all of your property needs.

Habitat Escapes

As the official holiday rental company for Lower Mill Estate, Habitat Escapes offers a professional one-to-one service and removes all of the traditional headaches associated with renting a holiday home. We understand the emotional and financial costs associated with your holiday home and that it needs to be well looked after.

Our full management service removes all the hassle of letting a property and includes housekeeping, a national PR and marketing campaign and a comprehensive website with a bespoke multi-functional booking system.

Our friendly team handle all of the enquiries and bookings and have exceptional relationships with owners and guests alike. Once on site, we provide a meet and greet service, welcome hamper for your guests, complimentary toiletries and a 24/7 on-call maintenance service. As the only agent based on site, we are able to deal with any issues during a guest's stay swiftly and efficiently, leading to excellent reviews.



Habitat Housekeeping

Our onsite Housekeeping team are always on hand and will ensure everything is taken care of in preparation for your arrival, so you can relax from the moment you arrive at your holiday home. In addition to arrival cleans, we can offer mid-stay cleans, sanitisation and deep cleans.

If you choose to rent out your property, the Housekeeping team is also on hand to arrange changeover cleans, including bed linen and welcome gifts.

As the official onsite team, Habitat Housekeeping's understanding of the properties is second to none.



Habitat Maintenance

The maintenance Team is responsive 24/7 to help you keep your property looking its best year-round.

Our small works division can now offer a range of services including project management, property upgrades, decking enhancement, boat store lofts and house decoration.

Most work can be completed onsite by our team allowing a more competitive service and we have also built up a list of reliable local contractors to facilitate any other works. We can offer an annual or bespoke maintenance package including spider, algae and deck treatments, window cleaning (including high reach and skylights) and all relevant safety certification and utilities servicing where required.

