



# SPINNEY FALLS HOUSE

87 CLEARWATER, LOWER MILL ESTATE, GL7 6FN

Spinney Falls House is a unique property enjoying privacy and seclusion whilst being centrally located within the Estate. This characterful and spacious 5 bedroom property is a wonderful family retreat and with a proven rental history, accommodating up to 12 guests, it represents an attractive investment opportunity.

**Asking Price £895,000**

  
**HABITAT**  
RESALES



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



- Leasehold
- 11-Month Occupancy
- 5 Bedrooms
- 3 Bathrooms (1Ensuite)
- Boat Store (By Separate Negotiation)
- Allocated Parking
- Spa Access
- Centrally Located for On-site Facilities
- Access to Private Nature Reserve with Acres of Woodland Walks



## The Property

Built over 3 floors Spinney Falls House offers well-designed and flexible accommodation throughout, with open plan living, generous bedrooms and a feature suspended oak walkway. This impressive property enjoys enviable views across Copse Mere Weir to a picturesque stone bridge and Somerford Lagoon beyond.

## Ground Floor

The entrance hallway leads via double doors into the open-plan living/kitchen/dining area. The hallway benefits from a separate door to the kitchen and incorporates 2 storage cupboards plus understairs storage and a ground-floor cloakroom. The double aspect kitchen comprises a good range of wall & floor units that incorporate built-in Neff appliances and a breakfast peninsula with an induction hob with extractor over. The generous dining area off the kitchen is ideal for entertaining and will comfortably seat 10-12 people. The central living area with feature suspended oak framed walkway above, flows into the main sitting area which is triple aspect and enjoys a traditional inset brick fireplace with log-burning stove. The rear aspect of the ground floor is full-height glass incorporating 3 sets of sliding doors, flooding the house with light and bringing outdoors in.

## First Floor

Oak stairs lead off the hallway up to the first floor where immediately in front of you are glass double doors leading onto a suspended walkway and out to the balcony beyond. This landing has 2 built-in wardrobes and leads to 3 Double Bedrooms (1 ensuite) and a family bathroom. The Master Bedroom is triple aspect and enjoys an ensuite and full-height glass to the rear, with sliding doors onto the veranda. On the opposite side of the landing are 2 further double bedrooms, one good-sized double again with access to the rear veranda via full height glass sliding doors and another to the front with 2 built-in wardrobes and a full-height window to the front. There is also a well-appointed family bathroom on this floor.

## Second Floor

A further light-flooded oak stairway leads up to the second-floor landing which houses two built-in wardrobes, two walk-in storage cupboards and leads to 2 further double bedrooms. The larger room, currently configured as twin beds with a double futon seating/sleeping area, could easily accommodate an additional double or twin bed(s). There is also another well-appointed family bathroom on this floor, with access door to an additional, large walk-in storage cupboard.

## Outside

The property is approached via a pathway flanked by grass that leads to a private bridge over Copse Mere Pond and onto a pathway to the front door. Copse Mere runs to the side of the property and to the rear Spinney Falls House overlooks the weir where there is an abundance of wildlife to enjoy. The house benefits from both a large, partially covered rear deck leading to a secluded garden area, ideal for alfresco dining and relaxing with friends and a first floor covered veranda running the width of the house, from which to take in the picturesque views. There is an allocated parking space close by and visitor parking a short walk away. The house also has the added advantage of a much sought-after boat store located close by, which is available by separate negotiation.

## Services

Mains water, electricity, gas central heating.

## Services & Maintenance Charges

We have been informed that the annual Estate charges for this property are; Ground rent approximately £2532.59 inc VAT, Service Charge of approximately £4732.71 inc VAT. This pays for full private spa membership and 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). Grass cutting and garden maintenance on the plot is a separate cost and available via the Estate grounds team.

## Situation

Lower Mill is a modern country estate in the Cotswolds which provides safe, secure and breathtaking 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.

Nearest train station: Kemble, just 10mins drive away.

# GROUND FLOOR

- KITCHEN/DINING ROOM  
23' 9 (7.24) x 11' 9 (3.59)
- SITTING ROOM  
23'9 (7.24) x 11'9 (3.59)
- Atrium  
14'9 (4.50) x 10'10 (3.31)
- WC

# FIRST FLOOR

- BEDROOM 1  
23' 9 (7.24) x 12'0 (3.66)
- EN-SUITE
- BATHROOM
- BEDROOM 3  
12'0 (3.66) x 11'2 (3.40)
- BEDROOM 5  
10'3 (3.13) x 8'10 (2.68)

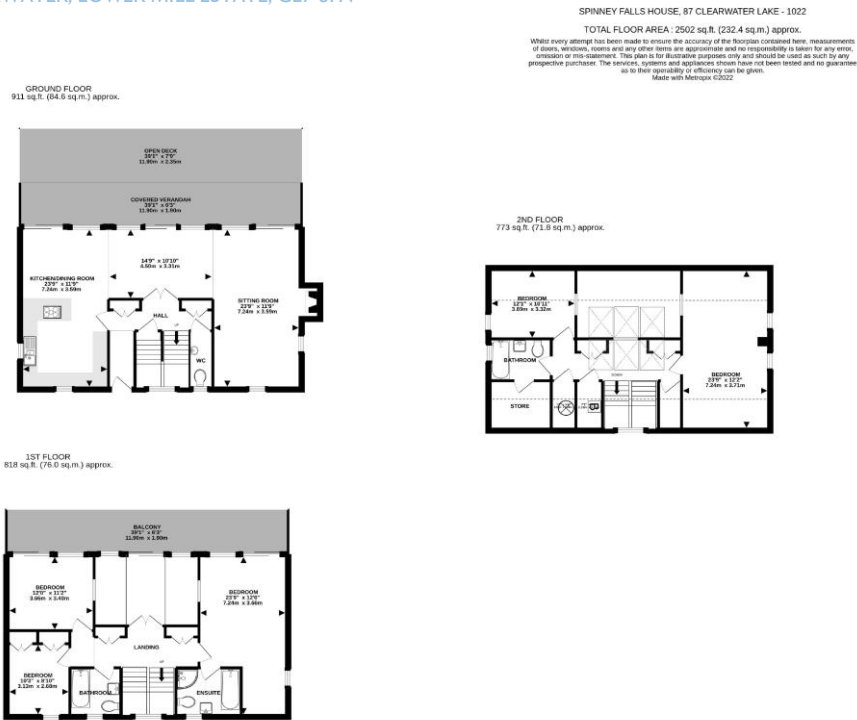
# SECOND FLOOR

- BEDROOM 2  
23'9 (7.34) x 12'2 (3.71)
- BEDROOM 4  
12'1 (3.69) x 10'11 (3.32)
- BATHROOM
- STOREROOM

Properties at Lower Mill Estate are for use as holiday homes and cannot be used as a Principle Primary Residence.

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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		87   B
69-80	C	80   C	
55-68	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.

