



WEST END, NORTHLEACH  
GUIDE PRICE £487,750

MOORE ALLEN  
& INNOCENT

# MIDDLE COTTAGE, WEST END, NORTHLEACH, GLOUCESTERSHIRE GL54 3HG

A fabulous mid terraced Grade II listed cottage that has been extensively renovated and sympathetically restored by the current owner, creating this impressive period cottage. Retaining a wealth of character features that blend with modern fittings and enjoys both a courtyard garden and a large private lawned garden beyond.

Set in the heart of the popular town of Northleach, Middle Cottage provides well-proportioned accommodation arranged over three floors, where the remodelling creates a wonderful flow and flexibility to suit a variety of lifestyles.

To the second floor, the principal bedroom has a vaulted ceiling with exposed timbers and beautiful timber floorboards, the window to the front enjoys the street scene and a dormer to the rear overlooks the garden, across to the Church.

To the first floor, the creation of a good size landing increases the overall feeling of space there is a large airing cupboard beautiful timber cladding. An L-shaped double bedroom to the front, home office/study to the rear. An attractive bathroom of modern three-piece suite with integrated storage unit incorporating a basin and w/c, Velux rooflights and a shower over the bath.

The sitting room is blessed with dressed stone features, a

fireplace housing a wood burning stove and quarry tiled flooring. There is a useful under stairs storage cupboard.

To the rear, a dining room is open plan to the extended galley kitchen. Fitted with shaker style units, granite worktops and an integrated electric hob, oven, dishwasher, fridge and plumbed-in washing machine and tumble dryer.

French doors lead out to the terraced courtyard garden, beyond is a storage shed and steps leading to the lawned garden.

**SERVICES:** We understand that mains water, electricity and drainage are connected to the property. Electric central heating feeding radiators. Broadband & Mobile signal checker via [www.ofcom.org.uk](http://www.ofcom.org.uk)

**OUTGOINGS:** The property has been placed in Band 'D' for Council Tax purposes; charges 2023/24 £2,088.30

**LOCAL AUTHORITY:** Cotswold District Council, 01285 623000

**TENURE:** The property is offered freehold with vacant possession upon completion. From the rear courtyard, access to the garden is shared with the neighbouring property.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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. Made with Metropix ©2016

