



, Lower Apperley GL19 4DY
£1,000,000



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- Characterful, detached cottage boasting a rich interior history
- The grounds of the home extend to approximately three acres
- Versatile land with potential for a variety of uses to include a man-made lake
- Large garages and outbuildings with power and lighting
- Potential to extend the property subject to the relevant planning permissions
- Situated in the peaceful village location of Apperley
- EPC rating D63
- Tewkesbury Borough Council - Tax Band E (£2,666.53 per annum) 2025/2026



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£1,000,000

Bumble Cottage

Believed to date back to the 15th Century, Bumble Cottage is a unique country home with a picture perfect, thatched roof. The home has a rich history with the brick wing of the property being a later addition in the Victorian era. The home is bursting with character features to include an inglenook fireplace, beams and beautiful stripped wooden floors. The grounds of the home are vast and wide and include many mature trees and vistas.

Accommodation

Ground Floor

Entering the home via the solid wood front door, you arrive into the entrance hall with doors leading off to the ground floor accommodation and stairs to the first floor.

To the right of the entrance hall is a charming country kitchen which boasts

original quarry tiles to the floor and beams to the ceiling. There is a range of freestanding and built-in kitchen cupboards providing ample storage space. There is a Range cooker and space for a dishwasher and fridge-freezer. There is plenty of room for a dining table to gather the family and a generous sized pantry cupboard. Windows to three sides offer glorious views over the mature gardens surrounding the home and a door takes you outside.

Leading back through the property and to the Victorian wing, you will find a spacious living room with original stripped wooden floors. An inglenook fireplace with inset woodburning stove creates a lovely focal point to the room and dual aspect windows offer views over the gardens.

Completing the ground floor accommodation is the family bathroom



comprising a free-standing, roll top bath, WC and vanity wash hand basin. There are original quarry tiles to the floor and a window to the rear aspect.

First Floor

Off the spacious landing are four characterful bedrooms. The history of the home is beautifully displayed in the stripped wooden floorboards and exposed woodwork.

The master bedroom is positioned to the right of the landing and has windows to two sides and a charming cast iron fireplace with tiled hearth. The further three bedrooms all boast delightful views of the grounds.

Grounds

Bumble Cottage sits in a plot of approximately three acres. The property is accessed via a set of iron gates and on to a block paved drive, providing parking for multiple vehicles and access to the various outbuilding. The land surrounding the home provides areas for relaxing, entertaining and 'living the good life' with ample room for growing vegetables and keeping poultry. Mature trees and hedgerows border the plot, while an orchard rich in apple trees creates another magical area to explore. A huge array of wildlife can be spotted

feeding on the beautiful naturalistic planting and man-made lake.

Outbuildings

The property boasts several outbuildings including two large garages offering the potential for many uses. Currently used as a car garage and a working business from home, the garage both benefits from power and lighting and provide the potential to be converted into further dwellings if required.

Location

The village of Apperley is conveniently located between Tewkesbury, Cheltenham and Gloucester with easy access to the road links (A38, M5 and M50) It has an OFSTED outstanding primary school and a playgroup adjacent. Buses to the local secondary school in Tewkesbury leave from the end of the cul de sac while the bus route for the Grammar and Private Schools is on the A38. There is an active cricket club, a tennis court, football pitch, allotments and a play ground. The village hall is for communal use and much community based activities run here including exercise classes, painting, social clubs and more. There are numerous nature walks with good views of the Malverns and Cleeve Hill and 3 country pubs close by.



The Church in Apperley is situated in a picturesque location with a beautiful duck pond just outside. It has all the advantages of country living with the proximity to local towns.

Material Information

Tenure: Freehold.

Local Authority and Rates: Tewkesbury Borough Council - Tax Band E (£2,666.53 per

annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

Broadband speed: Basic 4 Mbps, Ultrafast

1000 Mbps download speed.

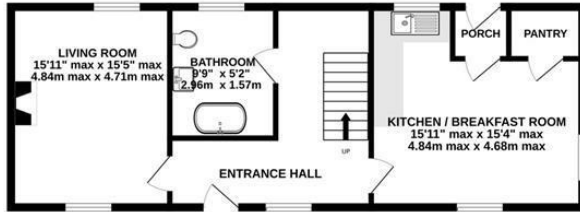
Mobile phone coverage: Three, O2, Vodafone.

Agents Note

Please note, the property is currently on two separate titles. One title is for the house with gardens measuring approximately 0.32 acres, the other title is for the rest of the land surrounding the property.



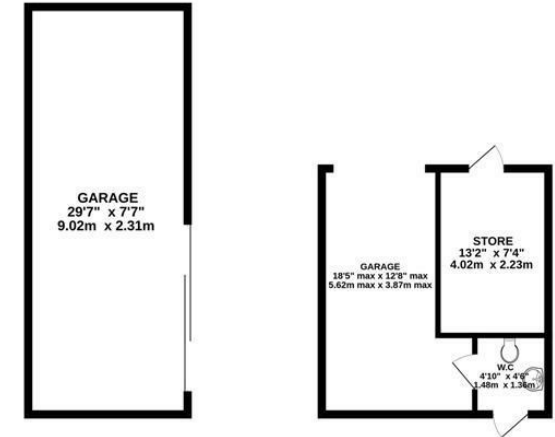
GROUND FLOOR



1ST FLOOR



GARAGE & OUTBUILDING



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 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.
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