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# Tayler & Fletcher



LOT 2 - Exchange Cottage West End  
Northleach, Cheltenham, GL54 3HH

**Auction Guide £295,000**



# LOT 2 - Exchange Cottage West End

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**SOLD BY PUBLIC AUCTION on Wednesday 7th September 2022. An extended 2 bed Cotswold stone cottage currently run as a successful Holiday Let and being sold as a going concern. Guide Price £295,000 to £325,000**

## SOLD BY PUBLIC AUCTION

Held at the Tayler & Fletcher North Cotswold Sale Room, Lansdowne, Bourton-on-the-Water, Gloucestershire, GL54 2AR on Wednesday 7th September 2022 at 6pm precisely. The turning to the Sale Room is diagonally opposite the Tayler & Fletcher office signposted Royal British Legion (along the driveway past Bourton Land Rover).

## LOCATION

Northleach is a charming former wool market town set in the heart of the Cotswolds. The town has a thriving community centred around the historic parish church of St Peter and Paul dating from the early 12th century. It has an excellent variety of shops including an award winning butcher, a vintner, chemist, good pubs/restaurants, a Post Office, gallery and doctors surgery. The town provides excellent access on to the A40 with Cheltenham to the west and Oxford and London to the east. The Fosse Way provides access to Bourton-on-the-Water, Stow and Birmingham to the north and Cirencester and Swindon to the south. There is excellent schooling in both the state and private sectors in the area and public schools in Oxford and Cheltenham. The area provides a fantastic range of outdoor leisure pursuits and there is racing at Cheltenham, Stratford and Newbury and theatres in Cheltenham, Oxford and Stratford.

## DESCRIPTION

Exchange Cottage comprises a very well presented detached cottage, currently run as a successful holiday cottage, of part Cotswold stone and part reconstituted stone elevations and recently extended and improved by the current owners. The property is available as a going concern, fully furnished and ready for the rental season.

## Approach

Front door with double glazed insert to:

## Entrance Hall

With Oak floor, stairs rising to first floor, part exposed cut stone quoins and drip mould and archway through to:

## Inner Hall

With door to:

## Cloakroom

With decorative tiled floor with wall mounted wash hand basin, tiled splashback, low-level WC and opaque glazed window to side elevation. Glazed paneled door through to the:

## Principal Reception Room

Comprising continuation of the Oak floor, with triple aspect with kitchen area comprising; fitted worktop with stainless steel sink unit with mixer tap, a comprehensive range of below worksurface cupboards and drawers with built-in washer/drier, built-in Bosch dishwasher and built-in refrigerator, four ring Hotpoint Halogen hob with built-in Hotpoint oven/grill below, brushed stainless steel extractor over and a pair of wall cupboards to either side, recessed ceiling spotighting and coved ceiling throughout. Sitting and dining areas with double glazed casements to the western elevation, decorative porthole to the north elevation and separate pedestrian door with opaque glazed panels to the gravelled terrace to the side and a full length feature window looking out to the front of the property, three windows fitted with New England style blinds.

From the hall, painted timber door through to the:

## Ground Floor Bedroom Suite

With continuation of the Oak floor, mullioned window with double glazed casements to rear elevation, wall mounted electric heater and painted timber door through to the:

## En Suite Shower Room

With decorative tiled floor, walk-in shower with bi-fold glazed doors, wall mounted shower, wall mounted wash hand basin with chrome mixer tap, low-level WC, chrome heated towel rail and tiled walls.

From the hall, stairs with Velux roof light and timber hand rail rise to the:

## Bedroom Suite

With Oak floor, two Velux roof lights and mullion double glazed casement to gable elevation, built-in storage cupboard and painted timber door through to:





### En Suite Bathroom

With decorative tiled floor, "P" shaped bath with chrome mixer tap, curved glazed shower panel and chrome wall mounted shower, low-level WC, pedestal wash hand basin with chrome mixer tap, tiled walls and Velux roof light over, access to eaves storage, chrome heated towel rail.

### OUTSIDE

Exchange Cottage is approached from the West End of Northleach with a private drive to the front, being paved and with parking for several cars and leading up to a picket fence with a gravelled courtyard style garden surrounding the property with steps leading up to the rear to a gravelled seating area with access into the kitchen/ reception room.

### AGENTS NOTE

Holiday let income details are available on request.

### VIEWING

Strictly by prior appointment via our Bourton-on-the-Water Office. Tel: 01451 820913.

### TENURE & POSSESSION

Freehold with Vacant possession upon completion.

### SERVICES

Mains Electricity, Water and Drainage are connected. Rointe electric heating.

### LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) [www.cotswold.gov.uk](http://www.cotswold.gov.uk)

### BUSINESS RATES

This property is entitled to 100% business rates relief

### HOLIDAY LET

Previous income/revenue details available upon request

### SPECIAL CONDITIONS

These will be available from the Vendor's Solicitors offices fourteen days prior to the Auction Sale. They will not be read out at the Auction. It will be assumed that the purchaser has bid with full knowledge of such conditions of sale whether in fact he or she has inspected the same or not.

### RESERVE PRICE

The property will be offered for sale subject to an undisclosed Reserve and the Vendors retain the right for the Auctioneers to bid on their behalf up to the Reserve Price. The Vendors also reserve the right to sell or withdraw the property prior to auction.

### ANTI MONEY LAUNDERING

The successful purchaser will be required to provide proof of identity to satisfy the Money Laundering Regulations. This will need to be a proof of address (utility bill no older than three months or council tax bill for the current period) and photographic ID (driving licence or passport).

### COMPLETION

On the fall of the hammer, the purchaser will be required to sign the contract in the sale room and pay ten percent deposit by cheque or bankers draft (not cash). Completion will be 28 days thereafter or earlier by mutual agreement, when the balance of purchase monies are due.

### ADMINISTRATION FEE

The successful purchaser will be liable for an administration charge of £1,000 plus VAT, payable to Tayler & Fletcher.

### VENDOR'S SOLICITOR

Harrison's Solicitors, 72 Headley Road Woodley, Reading, Berkshire, RG5 4JE (Ms Sallie Fenty)  
E: [woodley@harrisonssolicitors.com](mailto:woodley@harrisonssolicitors.com) T: 0118 944 8898 (Office)

### DIRECTIONS

From Bourton-on-the-Water take the A429 Fosse Way south. Proceed straight over the roundabout with the A40 and turn left at the traffic lights into Northleach. Continue towards the centre of the town and Exchange Cottage will be found set back on the right hand side next to the fire station.

Distance: Bourton-on-the-Water 6 miles, Cirencester 11 miles, Cheltenham 14 miles, Burford 11 miles

## Floor Plan

Approximate Gross Internal Area = 69.27 sq m / 746 sq ft



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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

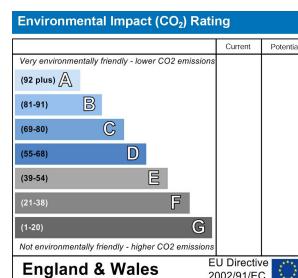
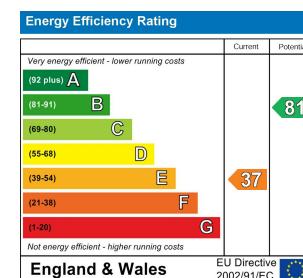
## Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.