



## LOWER MILL COTSWOLDS



## Firecrest

£440,000 Leasehold inc. Boat Store

A spacious three/four bedroom property that sits in prime location on a highly desirable lakeside plot, with picturesque views over Clearwater Lake to one side and the vibrant and colourful Millstone Park to the other. The property comes with the added benefit of an external boat store



Firecrest is an impressive property that is ideally located for all of Lower Mill Estate's award winning facilities and amenities. The ArtSpa, Ballihoo restaurant, tennis courts and swimming pools are all a very short walk from the front door, yet inside the property you enjoy a great deal of exclusivity, allowing you to be as private or as sociable as you wish.

There is an allocated parking space directly outside of the property and Firecrest comes with the added bonus of a large boat store included within the purchase price, which is a fantastic storage space.

Upon entering the property through the front door, you are greeted by a large, extended entrance foyer which is a very useful space for storage and decanting the day's shoes

and over clothes. The property has a sophisticated alarm system with the keypad located next to the door.

Firecrest is an upside down living property, designed to make the most of the stunning views over the lake from the first floor living area.

There is beautiful engineered oak flooring throughout the ground floor and the first bedroom is found on the right hand side of the corridor and is a large space with plenty of room for a double bed and ample storage.

Further down the corridor on the left hand side is a high specification family bathroom with a spacious shower cubicle, close couple w/c and pedestal wash basin.

Towards the rear of the property are two double bedrooms, both of which benefit from a generous amount of in-built storage space and a set of large sliding French doors that provide access to the external decking area overlooking the serene Clearwater Lake. The master bedroom on the right hand side also enjoys its own large en-suite bathroom with bath, close couple w/c and pedestal wash basin.

Up the stairs to the first floor, you are greeted by a grand open plan living/dining/kitchen area with a double height vaulted ceilings and a roof light which fills the room with natural sunlight. There are four large sliding French doors which provide access to the first floor balcony and allow you to enjoy breathtaking views over the lake.

The lounge and dining areas are terrific spaces with plenty of room to entertain family and friends. During the warmer months the windows can be left wide open to bring the outside-in and enjoy the refreshing summer breeze, and in the winter the wood burning stove can be lit to create a cosy hideaway for the whole family.

The kitchen is a very high specification, clean, minimalist space with in-built appliances, a huge amount of cupboard storage and a lovely view over Millstone Park from the kitchen window.

On the opposite side of the corridor is a w/c, wash basin and spacious utility room with washing machine, dryer and plenty of space to hang clothes.

Up the stairs to the second floor is a very adaptable L-shaped mezzanine level which could be configured into a study, office, play room or fourth bedroom, with all plumbing and ventilation in place to create a spacious en-suite bathroom. Again there are double height vaulted ceilings with low hanging pendant lights and a roof light to illuminate the entire area.

There is even more inbuilt storage on the top floor, with a fantastic cupboard built along the entirety of the floor which could make a fantastic play room or den for young children.

This is a very unique property which is immaculately presented and has never been used for holiday rental, viewing is highly recommended.

Council Tax – £1,350.68  
Service Charge - £3,149 + VAT  
Ground Rent (2015) - £1,957 + VAT

**Energy Efficiency Rating**

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D rating G5.

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Low energy lighting for all fixed outlets	£100	£25	Yes
2. Solar water heating	\$4,000 - \$8,000	£ 100	Yes
3. Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 800	Yes

**Top actions you can take to save money and make your home more efficient**

The top 3 most effective measures to improve energy efficiency are: solar water heating, solar photovoltaic panels, and low energy lighting for all fixed outlets. The cost and savings are indicative only. For more information on the Green Deal, visit [www.green-deal.gov.uk](http://www.green-deal.gov.uk).

75 CLEARWATER - F2 LME - 0616  
TOTAL APPROX FLOOR AREA 145.1 SQ.M (1562 SQ.FT.)  
Should every effort have been made to ensure the accuracy of the floor plan and/or measurements of items, windows, doors and any other items and appliances and no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over the period.  
Made with RoomSketcher



**Restriction:** There is a restriction on occupancy at Lower Mill Estate to 11 months of the year and the properties may not be used in the period 6th January to 5th February each year as they are holiday homes and not principal places of residence. You must have a first home in order to buy one of our properties.

**Service Charge and Ground Rent:** Are payable and prospective purchasers should satisfy themselves of the amounts through their solicitor. Service Charge is levied to cover maintenance and upkeep of all communal areas, facilities, individual garden tendering and estate security.

**Fixtures and Fittings:** Only those mentioned in these sales particulars are included in the price. All others are excluded but may be available by separate negotiation.

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