



BRIDGE HOUSE

34 HOWELLS MERE, LOWER MILL ESTATE, GL7 6FT

Located on the southern shoreline of Howells Mere Lake, Bridge House is an attractive, 3 / 4 Bed Cotswold holiday home for sale, that enjoys superb views and benefits from year-round direct lake access for activities and fishing.

OIEO £725,000



HABITAT
RESALES

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



- Leasehold
- 3 / 4 Bedrooms
- 2 Bathrooms (1 Ensuite)
- Enclosed Ground Floor Deck & 2 Balconies
- Direct Lake Access
- Boat Store
- 1 Off Road Parking Space
- Spa Access
- On-Site Facilities



The Property

This family holiday home is built over three floors and offers flexible and light accommodation throughout with lake views from every floor. Bridge House is surrounded by water on two sides and in addition to a generous, enclosed ground-floor deck, the property benefits from balconies to both the front and rear aspects.

Ground Floor

Comprises a hallway leading to three double bedrooms, one to the front and two the rear of the property and a family bathroom. The two lakeside bedrooms both enjoy full-height glass sliding doors, providing lake views and access to the rear deck. Of this one also benefits from an ensuite Shower Room. The good-sized family bathroom has both a bath with a mixer tap with a handheld attachment and a separate shower cubicle. On this floor, there is also under stairs storage and a cupboard housing the boiler and hot water cylinder.

First Floor

The open plan living & dining area on the first floor can be accessed via doors to either the kitchen or the living area. The kitchen and dining area are located at the front of this floor. The kitchen comprises a breakfast bar, with a good range of floor and wall units. There is a 1 ½ bowl sink with mixer tap over, a 5 -ring gas hob with extractor over and a single Neff oven beneath. There is a built-in fridge/ freezer, dishwasher and microwave. The dining area can comfortably accommodate family and friends and beside this are double-height glass sliding doors leading to a good-sized south-facing balcony on which to entertain or relax in the sun. To the rear is the living area with a vaulted double-height ceiling incorporating roof lights and glass elevation providing stunning views across the lake. There are sliding doors onto the lakeside balcony and a recessed fireplace with log burning stove.

Second Floor

The second floor comprises of an open plan mezzanine currently used as a second living space/playroom which could easily be adapted as a fourth bedroom. It has a vaulted ceiling with Velux windows and an A-frame design feature on either side. The front has a full glass elevation and to the rear, there is glass balustrading looking over the living area to the lake beyond.

Outside

The house benefits from hedging to the front, between which is a pathway leading to an undercover decked porch across the front of the property, above this, is one of the first-floor balconies accessed via the dining area. To one side of the property is a waterway and to the other a graveled area leading down towards the lake. At the rear is a good-sized ground floor deck enclosed by glass balustrading, which is extremely beneficial if you have young children or pets. For ease of access to the living area, there is a spiral staircase leading to the first-floor rear balcony.

There is an allocated parking space and additional visitor parking is a short distance away.

Services

Mains water, electricity, gas central heating. The property has full fibre connection to the Gigaclear network for superfast broadband.

Services & Maintenance Charges

We have been informed that the annual Estate charges for this property are; Ground Rent of approximately £2665.46 inc VAT, Service Charge of approximately £4687.69 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, and the ongoing maintenance of the communal buildings and grounds (including hundreds of acres of nature reserve and walking trails).

Situation

Lower Mill is a modern country estate in the Cotswolds that 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

- BEDROOM
1 12'11 (3.94) x 10'6 (3.20)
- BEDROOM 2
10'2 (3.10) x 9'4 (2.84)
- BEDROOM 3
10'6 (3.20) x 9'10 (3.00)
- BATHROOM
- ENSUITE

FIRST FLOOR

- BALCONY
- LIVING / DINING ROOM
29.9 (9.07) x 21'3 (6.48)
- KITCHEN
21'3 (6.48) x 10'32 (3.10)
- BALCONY

SECOND FLOOR

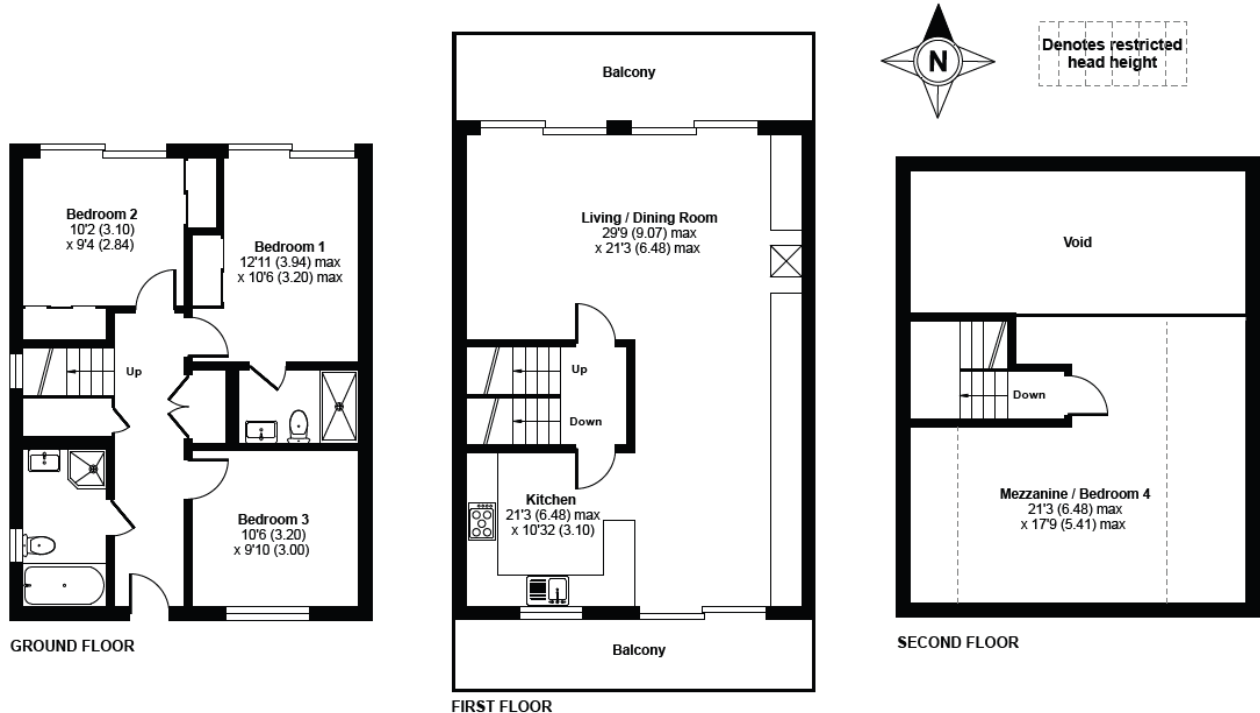
- MEZZANINE /
BEDROOM 4
21'3 (6.48) x 17'9 (5.41)

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

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Approximate Area = 1427 sq ft / 133 sq m (excludes void) Limited Use
Area(s) = 157 sq ft / 15 sq m Total = 1584 sq ft / 148 sq m
For identification only - Not to scale



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		99 A
81-91	B		
69-80	C	75 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.

