



LOWER MILL  
COTSWOLDS

## THE ART HOUSE | £425,000 LEASEHOLD



Completed in October 2013, this contemporary vacation home on the banks of Howells Mere Lake offers light, spacious and flexible family accommodation over 3 levels.

The property is priced to sell and comes with all contents with the exception of the Artwork which is available by separate negotiation. This property is exceptional value for money and a great investment opportunity.



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The front bedroom is currently a twin, with a telephone and tv point and window to front. There are 2 double bedrooms to the rear, with telephone & tv points, built in double wardrobes and with full height windows providing great views of the lake and incorporating sliding doors giving direct access onto the deck and outside dining. Both bedrooms have ensuites, 1 with a stylish black and white bathroom suite with tiled floor comprising a tiled panel bath with mixer tap and hand held shower attachment, low level wc, wall mounted wash hand basin with shaver point & light above, heated towel rail and window to side. The other is an ensuite shower room, with tiled floor, corner shower cubicle, low level wc, wall mounted wash hand basin with shaver point and light above, heated towel rail and window to side. The family bathroom has a tiled floor with tiled panelled bath with glass screen, mixer tap and shower over, low level wc and heated towel rail and window to side

The ground floor is carpeted with the exception of the bathrooms and carpeted stairs lead to the first floor landing with oak flooring which is continued through to the open plan living area accessed via double doors.

To the front of the living area is a stylish kitchen incorporating a 1 1/2 bowl stainless steel sink with mixer tap over, 5 ring gas hob with extractor over, built-in single oven, dishwasher, fridge, freezer and washer/dryer. The kitchen has a flexible area to the side which is currently an extra seating/snug area and incorporates storage shelving.

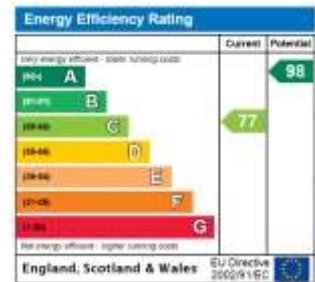
The generous living/dining area to the rear has a full height glass atrium with access to the first floor balcony, incorporates an inglenook fireplace with log burner and has tv & telephone points.

From the first floor landing carpeted stairs lead to the

second floor landing which houses a good sized shelved storage cupboard and has a glass panelled door leading to the mezzanine with a glass balustrade overlooking the living area below and providing great views over the lake. Glass panelling and double doors lead to a further double bedroom with telephone and tv point and a built-in dressing table. This room has an ensuite bathroom with tiled floor comprising of a tiled panelled bath with mixer tap and hand held shower attachment, low level wc, wall mounted wash hand basin with shaver point and light above and a heated towel rail.

Outside to the rear of the property is a good sized rear deck with glass balustrade enabling you to make the most of the lakeside view and has a spiral staircase leading to the first floor balcony. The balustrade has the advantage of a gate providing ease of access to the lake.

The property is priced to enable a quick sale, with contents included you could be enjoying your new vacation home or the income it could bring within a matter of weeks. Viewing is highly recommended.



The house has a cedar clad front elevation and is approached via a pathway leading to the front door which opens onto the hallway, off which are 3 bedrooms (2 ensuite) and a family bathroom. The hallway also has a double cupboard housing the hot water cylinder and boiler and good under stair storage.



**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.