



## PENNYROYAL

£360,000 LEASEHOLD

This Cotswold Stone clad Glass house combines traditional stone construction with innovative, eco-friendly architecture to create a design that ticks all the boxes. With 3 bedrooms and 2 bathrooms, including a beautiful extended mezzanine level master bedroom with fantastic views over Howells Mere Lake, Howells Mere 31 provides an idyllic setting to forget about the world and relax in the serene Cotswold country side.



Situated on the south-eastern edge of Howells Mere Lake, Howells Mere 31 is a truly stunning property both inside and out. The full Cotswold Stone cladding and feature chimney stack give the external aesthetics of the property a real "wow" factor.

Enter the front door into the hall way, which features beautiful parquet flooring, and continue towards the two ground floor bedrooms.

Bedroom number one is currently used as a bunk room with a beautiful double/single timber bunk bed the main feature as you walk through the door. There is plenty of space for a queen size bed and the bedroom also benefits from a fitted wardrobe, radiator and TV point. There is direct access to a well maintained ground floor decking area and access to a high specification en-suite bathroom.

The en-suite bathroom has gorgeous black tiling throughout and comprises a whirlpool bath with shower attachment, low level dual flush WC, wash basin with mixer tap and mirrored cupboard above.

Bedroom two is spacious and well dressed with a lovely metal frame double bed. There is a fitted wardrobe, radiator, TV point and large sliding French doors with direct access to the ground floor decking.

The stairwell is carpeted throughout and the loft is accessed via the first floor landing.

The first floor landing opens up into a spacious and beautifully decorated open plan living/dining and kitchen area which has wood flooring throughout and is flooded with light by the double height glass atrium. The full glass frontage to the rear elevation provides stunning west facing views of Howells Mere Lake. The living comprises a wood burning fire place, TV point, radiator and up lighters to wall in living and dining area.

The first floor balcony is accessed by large sliding French doors providing a seamless transition from inside to out and offering great connectivity to the outdoors.

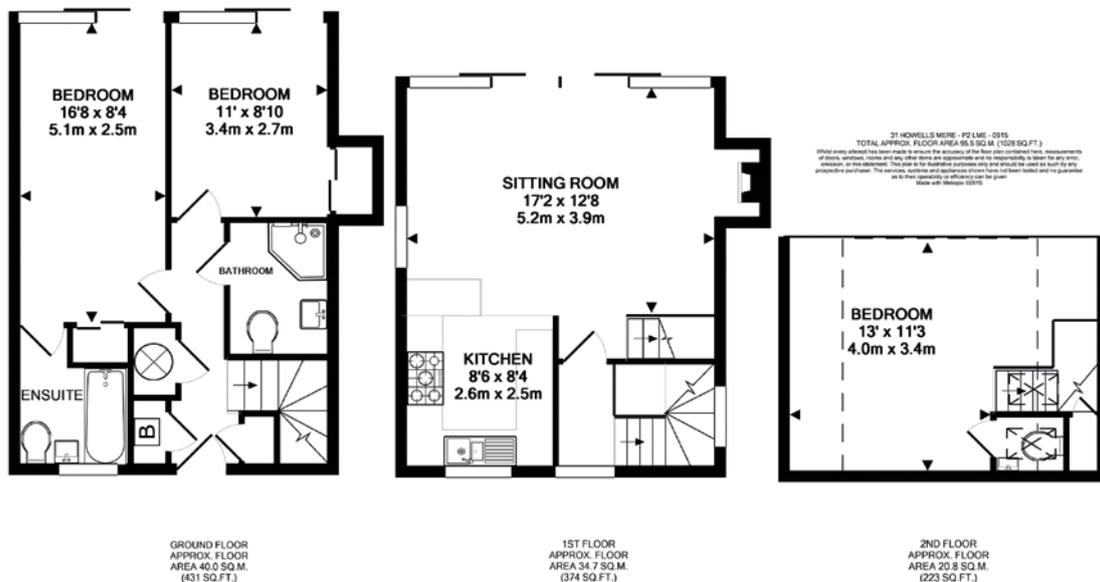
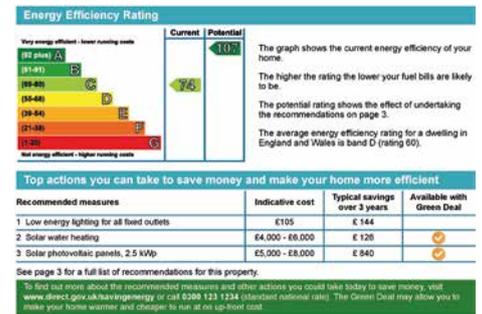
The kitchen is high specification with a Range of shaker style wall and base units with granite work tops and a breakfast bar. There is a one and half bowl sink with granite draining area and mixer tap and a top of the range Neff electric oven with 5 ring gas hob and extractor hood above. The kitchen also benefits from an integrated microwave, fridge/freezer, washer/dryer and dishwasher.

The mezzanine level has been converted into a unique and luxurious third bedroom with glass balustrading that provides wonderful views over the lake from three storeys high – the perfect spot for breakfast in bed on a crisp autumnal morning.

This is a very unique property that the previous owners have invested a lot of time, money and care into and viewing is highly recommended.

Key Features at a glance

- Double height vaulted ceiling with full glass frontage overlooking Howells Mere Lake
- Direct water access
- Ground floor and first floor decking over the water's edge
- Cotswold stone cladding
- Up-side down living to enjoy stunning views from the living area on the first floor
- 2 large ground floor bedrooms with en-suite bathrooms
- Extended mezzanine level with gorgeous master bedroom suite
- High specification kitchen and bathrooms throughout
- West facing views
- Access to award winning on-site spa, restaurant and 550 acre private nature reserve



**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 tending 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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COTSWOLDS