



- Stunning lake views
- Established holiday let property
- 12 MONTHS OCCUPANCY
- Exclusive spa access

74 Clearwater , The Lower Mill Estate , Cirencester, GL7 6BG

£490,000

A beautiful, semi-detached, 4 bedroom holiday home set within the exclusive Lower Mill Estate. This property comes complete with a boat store, and the current owners have already upgraded the lease to allow 12 months occupancy as a holiday home at a cost of £15,000 plus VAT. This property comes as a successful turn key holiday let business, with forward bookings in place, having recently been party refurbished. Stunning lake views.



Property Description

ACCOMMODATION Ground floor: Entrance hall, bedroom 1 with en-suite and deck access, bedroom 2 with deck access, bedroom 3, house shower room, utility room and alfresco dining area.

First floor: Landing, open plan kitchen, dining and living area, bedroom 4 and balcony.

Second floor: snug sitting area and large storage room.

The property benefits from oak flooring throughout the first floor.

The front of the property is reached via a traffic free path and the house has its own parking space with additional parking available in the main car park.

ENTRANCE HALL: Accessed via a foot bridge, the covered porch opens into the entrance hall which has oak flooring and a WC. Access to the living area and kitchen.

BEDROOM 1: A impressive sized double bedroom with fantastic views over Clearwater lake from the full height windows and deck. Large built in wardrobes and en-suite with bath with shower over, wash hand basin, WC and heated towel rail.

BEDROOM 2: Double or twin bedroom with built in wardrobe and full height sliding window providing access to the deck.

BEDROOM 3: Double bedroom situated at the front of the property.

FAMILY SHOWER ROOM: Corner shower, WC and wash hand basin. Heated towel rail.

UTILITY ROOM: Space for washing machine with drier above. Single bowl sink.

FIRST FLOOR

MAIN LIVING AREA: The open plan living area has expansive, full height glazed windows with views overlooking Clearwater lake. A large Velfac glass wall door slides open to provide access to the balcony.





The open plan living provides ample space for family life, entertaining and dining. A contemporary style flame affect stove in an attractive fire place provides the focal point of the family sitting area. The oak flooring extends throughout the first floor.

KITCHEN: The large, open plan kitchen includes a breakfast bar with wood style tops and a good range of white finished shaker style kitchen units. Appliances include a large 5 burner gas hob, a double oven, integrated microwave oven and washing machine. Integrated fridge and freezer and a 1 ½ bowl sink with mixer tap and integrated drainer.

BEDROOM 4: A single bedroom room overlooking the front of the property.



SECOND FLOOR

SNUG: Comfortable sitting area overlooking the living space below and the lake beyond.

STORE ROOM: Large store room extending to the full width of the property with light and power.

CLEARWATER

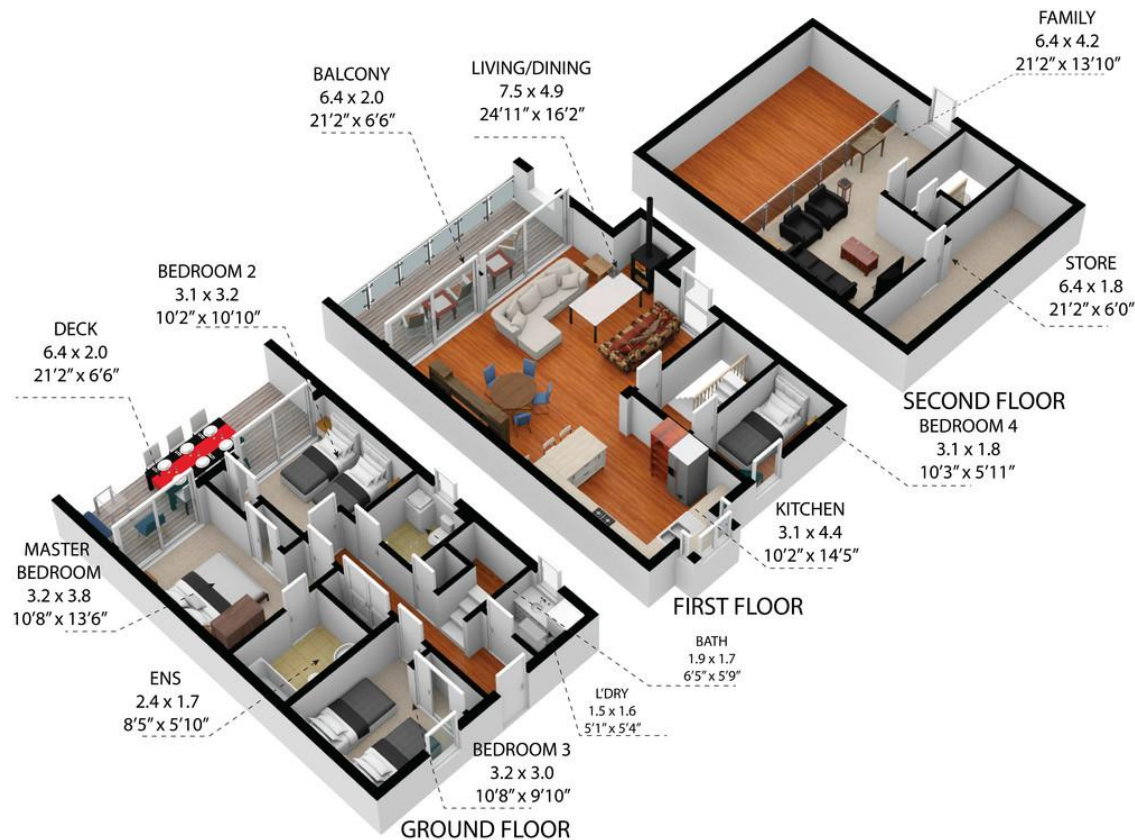
The property is situated within a unique development which has been created on a private and exclusive 550 acre estate. The concept of The Lower Mill Estate is to provide stunning holiday homes with complete peace and security within a fully managed estate with 24 hour security. It is a natural environment with opportunities to spend time bird watching, cycling, fishing or spotting the odd beaver.

PRIVATE SPA MEMBERSHIP

Membership to the fabulous and exclusive award winning Spa offers owners use of the indoor and outdoor pools, steam room, sauna and well equipped gymnasium. There is a tennis court, children's play area, and a local produce shop. In addition to these there are some excellent walks, bird watching, fishing, boating and excellent nature trails.

On-site Bar/Restaurant located just past the spa on Clearwater, which is exclusively for the use of Lower Mill Estate homeowners and holiday makers and offers a comprehensive bar and food menu.





74 Clearwater, Lower Mill Estate GL7 6FN
 TOTAL APPROX. FLOOR AREA 160 SQ.M-1,720 SQ.FT
 Floor plan prepared in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS 2 - Residential)

GROUND FLOOR :	645 SQ.FT : 60 SQ.M	DECK :	139 SQFT : 13 SQ.M
FIRST FLOOR :	656 SQ.FT : 61 SQ.M	BALCONY :	139 SQFT : 13 SQ.M
SECOND FLOOR :	419 SQ.FT : 39 SQ.M	TOTAL AREA :	278 SQFT : 26 SQ.M
TOTAL AREA :	1,720 SQ.FT : 160 SQ.M		

A whole host of additional leisure pursuits are available in Cotswold Water Park area including: - Water-Skiing, Wind-surfing, Sailing, Canoeing, Fishing (Fly and Coarse), Horse-riding, Picturesque walks and off-road cycling (suitable for children), Clay Pigeon Shooting, Go Karting, Quad Bikes, Swimming and Golf (Charges apply)

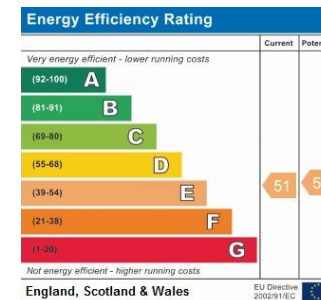
Lower Mill Estate is just 15 minutes away from the Capital of the Cotswolds, Cirencester and has easy access to the beautiful towns and villages that comprise the Area of Outstanding Natural Beauty that is the Cotswolds.

ANNUAL CHARGES

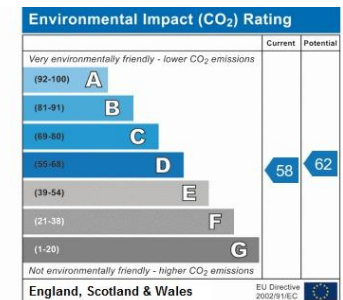
Remainder of 999 year lease (approx. 985 years)
 Ground rent, linked to RPI, reviewed annually – approx. £2,300.00
 Service charge, not for profit, reviewed annually – approx. £5,000.00
12 MONTHS OCCUPANCY HAS ALREDY BEEN OBTAINED AT A COST OF £15,000 PLUS VAT
 E&OE (Errors & Omissions excepted)

TRANSPORT CONNECTIONS

Nearest train stations: Kemble (1hr10 to London), & Swindon (1hr to London). Nearest motorway: 20 mins from Junction 15 of M4.



Reference: CW74



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements