



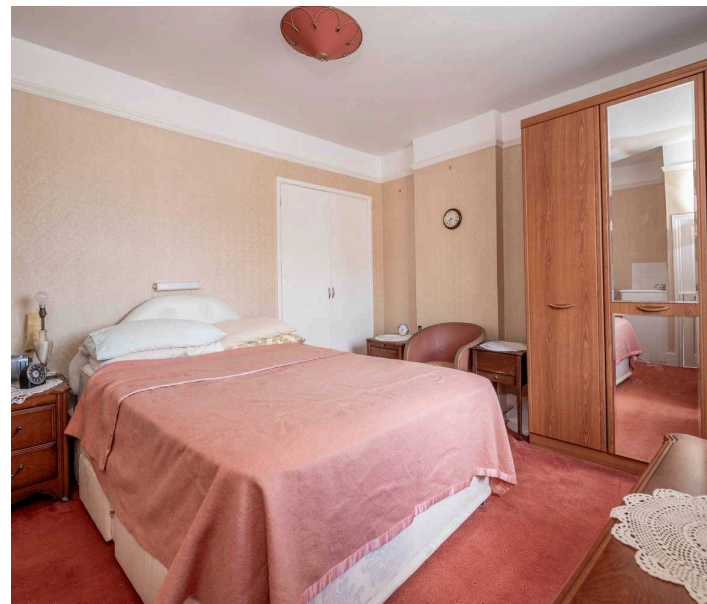
HARRISON
Sales &
Lettings
HARDEN

Lansdowne, Bourton-On-The-Water



Coming to the market for the first time in some 70 years, this property represents a seldom seen development opportunity. The dwelling Daymarth is a typically laid out Victorian cottage, with an added porch to the front creating a more practical entrance. There is a large front reception room, a further reception room behind this and furthermore a galley style kitchen, small conservatory and downstairs bathroom beyond. On the first floor there are three bedrooms and a cloakroom. There is also an openplan loft that is ideal for conversion in a similar fashion to other properties in the area. The house is in need of updating and possible reconfiguration to taste.

Directly to the rear and attached to the property, is a range of formerly commercial buildings which have been on the site since the 1930's. These buildings are single skin construction but have significant potential to either develop as they stand, or to evidence an established footprint for alternative development, subject to all usual permissions. The buildings comprise a store, a large workshop with walk-in store rooms off and a mezzanine level storage area above, and a garage style building at the rear. There is also a detached garage on site as well as retaining the Cotswold stone gateposts at the front of the property.



There is a small garden to the front of the house and a planted, mature garden that runs down the side of the driveway. The overall plot is considerably wider in comparison to those properties in the immediate environment.

In our view the entire property lends itself to variety of schemes and uses subject to all usual permissions.

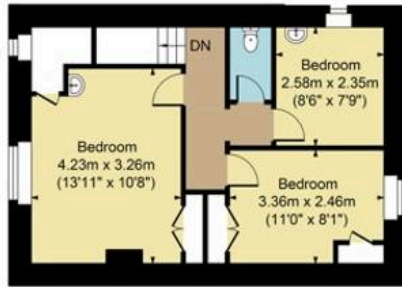
EPC Rating: D

Council Tax Band: E

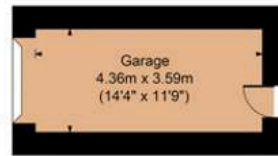
Tenure: Freehold



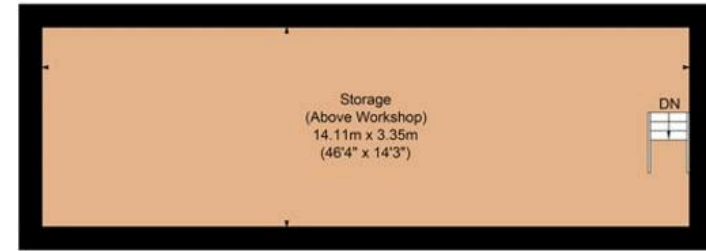
Main House Approx. Gross Internal Area:- 113 sq.m 1213 sq.ft
 Outbuildings Approx. Gross Area:- 162 sq.m 1750 sq.ft
 Total Approx. Gross Area:- 175 sq.m 2963 sq.ft



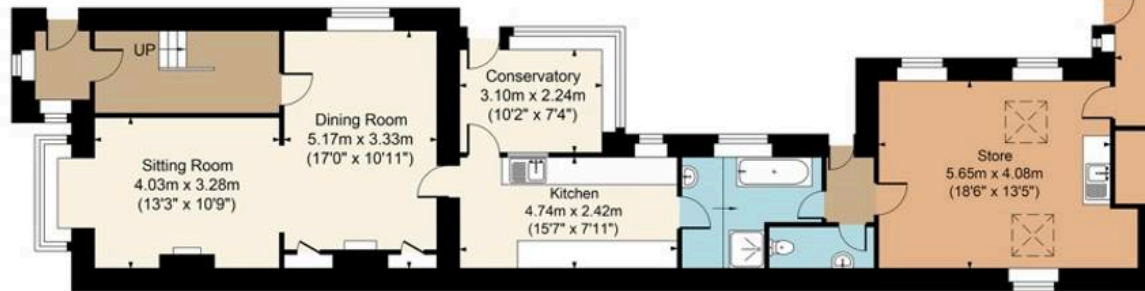
First Floor



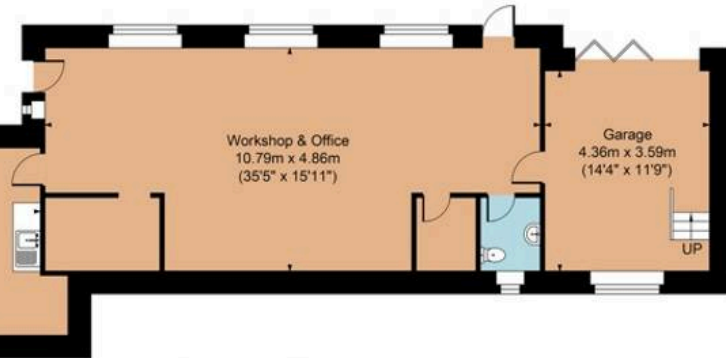
Outbuilding



Workshop & Office Storage First Floor



Main House - Ground Floor



Workshop & Office Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

[---] Denotes restricted head height

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