



Howells Mere Lower Mill Estate, Somerford Keynes - GL7 6FT

Cirencester

Starting Bid: £580,000

mcfarlane
property.com

Howells Mere Lower Mill Estate

Somerford Keynes, Cirencester

PROPERTY FOR AUCTION - BIDS STARTING AT £580,000
- This bespoke creation of holiday homes in a stunning setting within the heart of the Cotswold Water Park near Cirencester. This is a property that is an ideal holiday home or for Air BnB, with its prime positioning with lake frontage, boat house and on site activities and cafe. A brief summary comprises entrance hall with 3 Double bedrooms, one with en-suite, family bathroom, second floor has the living room, dining room and kitchen and full property width balconies either side, to the third floor which over looks the living room can be used for a 4th bedroom or Mezzanine.

- Stunning Lodge Home Overlooking Lake
- Bespoke Development in Cotswold Water Park
- On-Site Facilities and Activity Centre
- Separate Boat Storage Unit
- Three Storey Accommodation
- Mezzanine Reception with Views over Lake and Rear.
- First Floor Living Room with Glazed Doors to Balcony and Views Over Lake
- Use of Lakes, Health Spa and Swimming Pool
- Secure Gated Community



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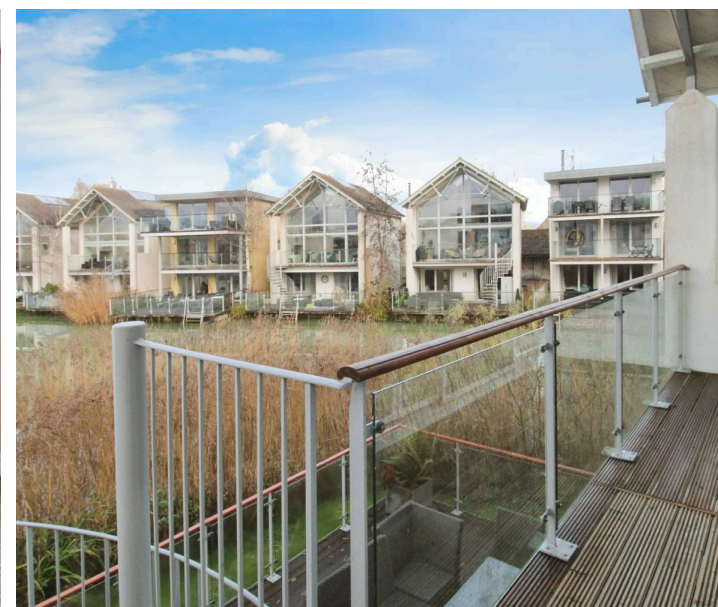
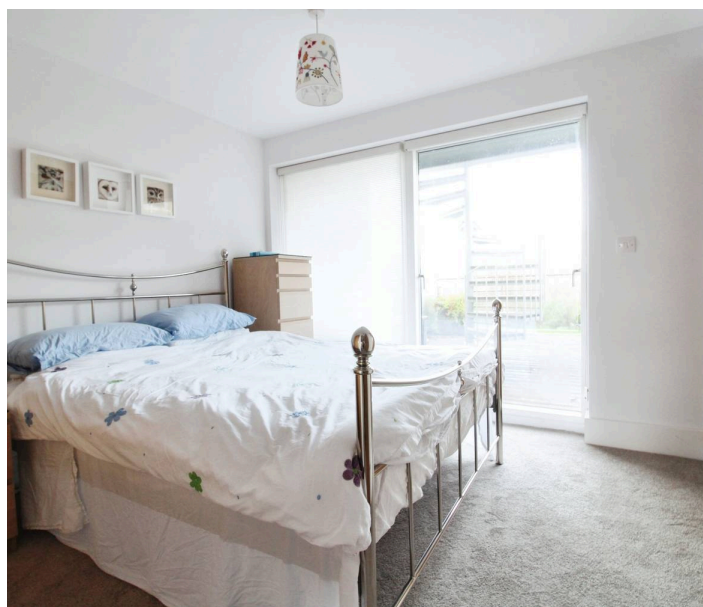
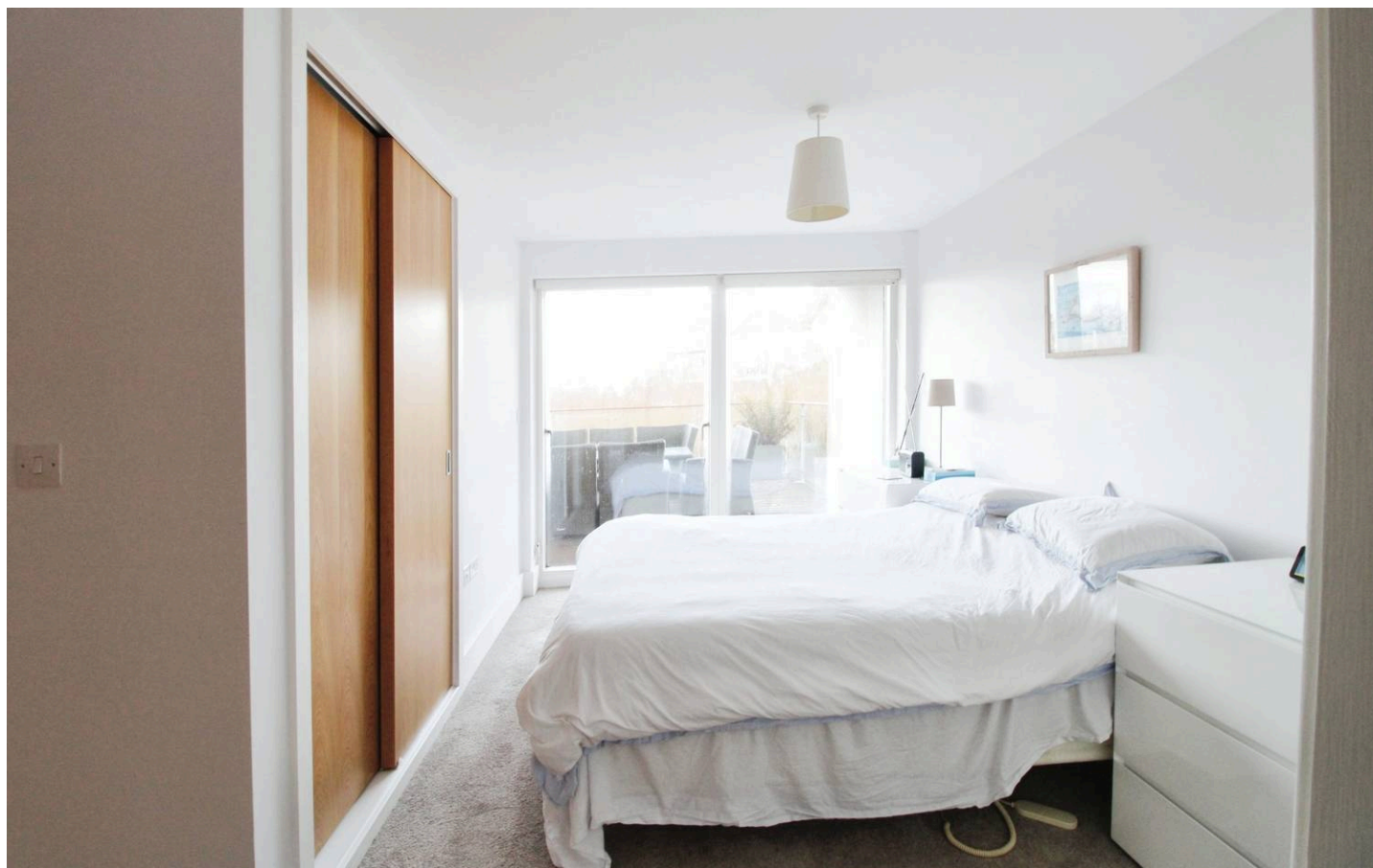
Somerford Keynes is 11 Minutes (4.7 Miles) to the A419 which allows the ease of travel connections to Cirencester, Gloucester & Bristol or to the M4 for London.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

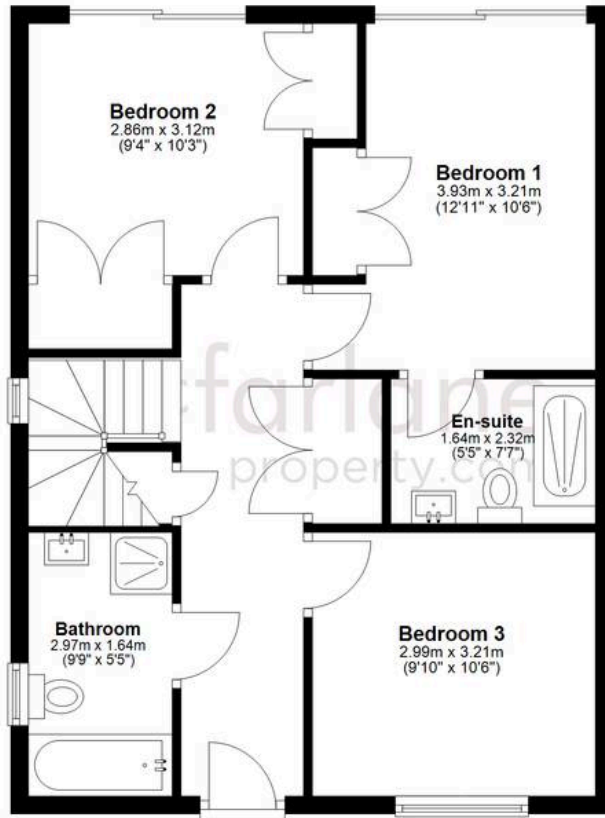
EPC Environmental Impact Rating: C



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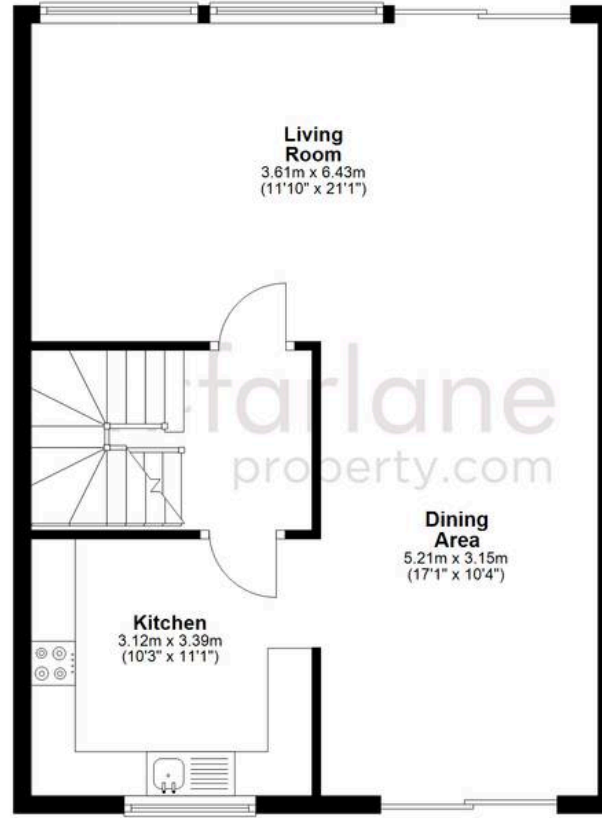
Ground Floor

Approx. 56.3 sq. metres (606.2 sq. feet)



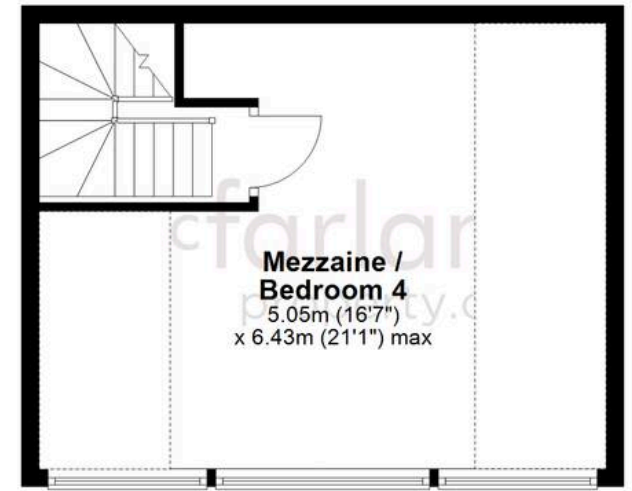
First Floor

Approx. 58.1 sq. metres (625.7 sq. feet)



Second Floor

Approx. 32.5 sq. metres (349.6 sq. feet)



Total area: approx. 146.9 sq. metres (1581.5 sq. feet)

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.