



Langleys Mill, 12 City Bank Road,
Cirencester, Gloucestershire, GL7 1LG

Perry Bishop
and Chambers

the agent who keeps you informed

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Offers in excess of £250,000

The Property

Langleys Mill; a medieval Grist Mill dating back to Domesday and lovingly looked after by the same family now for nearly forty years. The old mill has been extended a few times throughout its history and quietly sits at the end of City Bank Road, next to a nature reserve and within walking distance to Cirencester's town centre.

The Grade II listed accommodation was last extended in 1982 and provides a wealth of character and original features including leaded windows, and observation windows looking from the staircase to where the old mill would have once stood. The entrance porch leads to the sitting room which is a pleasant room with leaded windows to the front, exposed beams and an Elm panelled wall with tiled fireplace. Inner hallways provide access to the re-fitted down stairs bathroom, a utility room and to the kitchen, which has views to the rear garden, some fitted units and space for a dining table. The rear hallway gives access to the garden and to the Annexe which is currently being used for storage but could make a nice music room or study.

A Tudor stone spiral staircase leads to the first floor where there is a double bedroom with dressing area and en-suite shower room. A wooden staircase leads on to the second floor where there is another double bedroom with exposed beams.

To the front of the property, gated access leads to a large cottage with a pathway to the porch, there is a good variety of shrubs and a small garden pond. Double gates lead to the driveway parking. A side gate leads to the patio area, workshop and garden shed, there is a further garden area again with a small pond.

Amenities

Ideally located with the M4 and M5 easily accessible and the mainline train station at Kemble also within easy reach, the town of Cirencester dates back to Roman times when it was known as Corinium. Today, it is often referred to as the 'Capital of the Cotswolds' and is located on the edge of the Cotswold Water Park. The town owes a great deal of its stunning architecture to the wealthy wool traders whose buildings span the Middle Ages to the 18th century. Cirencester benefits from the convenience of the mainstream high street stores combined with numerous independent specialist retailers.

There are also a number of delightful bistros, cafes, wine bars and pubs to suit all tastes. There are excellent primary and secondary state schools and a sixth form college campus, whilst good independent schools are also within easy reach.

Cirencester has a leisure centre including a swimming pool and other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.

Directions

From our office in Cirencester turn right into Castle Street at the end bear left into Sheep Street, keep right; go straight over the mini roundabout and left at the main roundabout. At the next roundabout turn left into Watermoor Way and as the road bends round to the left turn right and take the first turning left into City Bank Road. Follow to the end and the property can be found on the left hand side.

Viewings

Strictly by appointment only – appointments to view should be made through our Cirencester Office – 01285 655355

Survey and Valuation

Perry Bishop and Chambers recommend Cotswold Surveyors who are able to undertake Building Surveys or Homebuyer Surveys and Valuations on your behalf. For an informal discussion or a quote, please call 01242 579940.

Local Authority

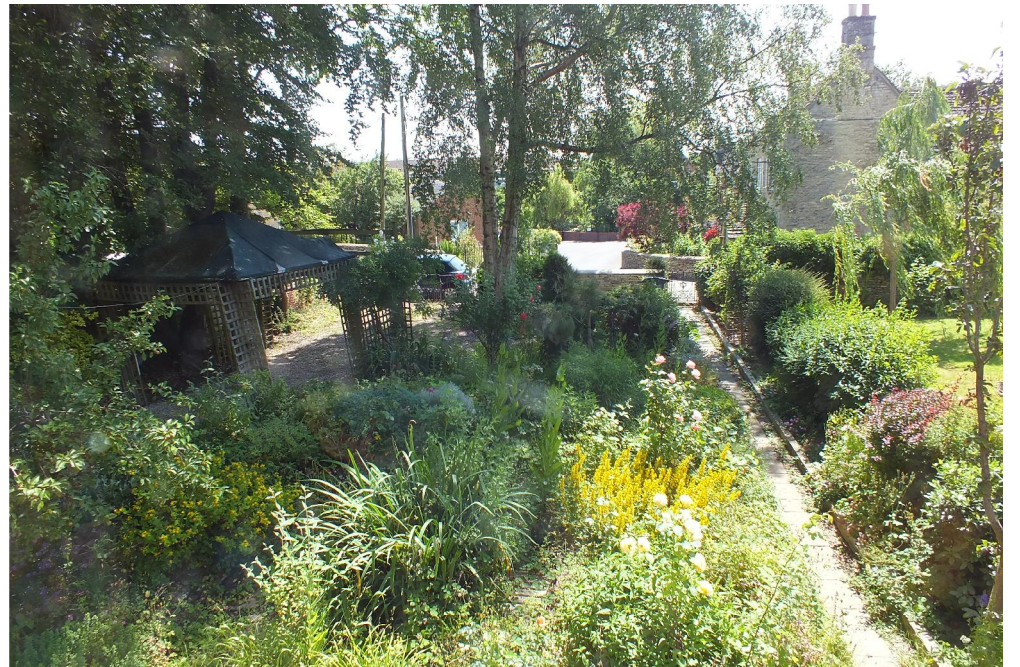
Cotswold District Council

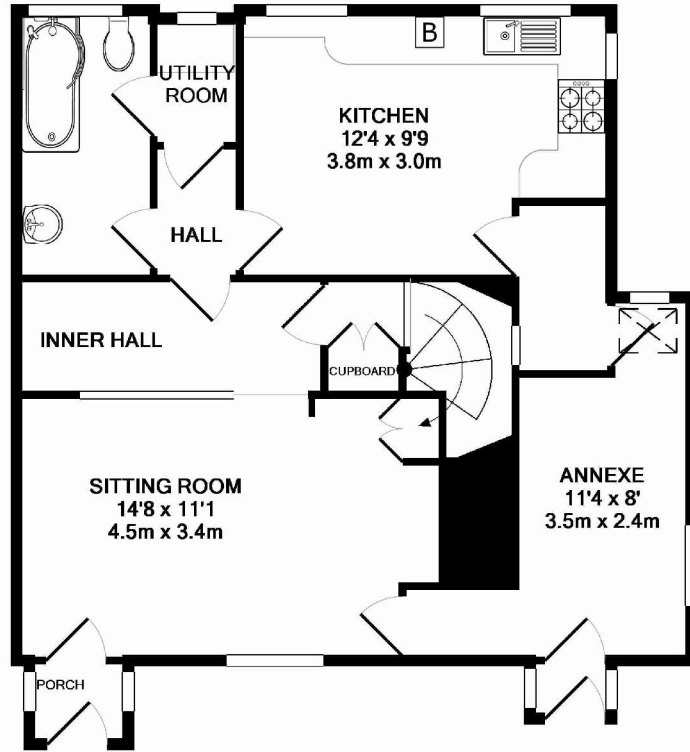
Services and Tenure

We believe the property is served by mains electricity, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been supplied – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

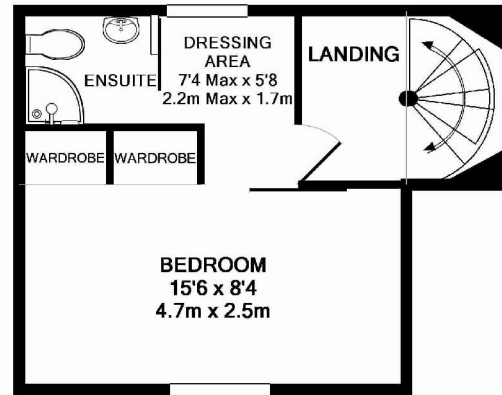
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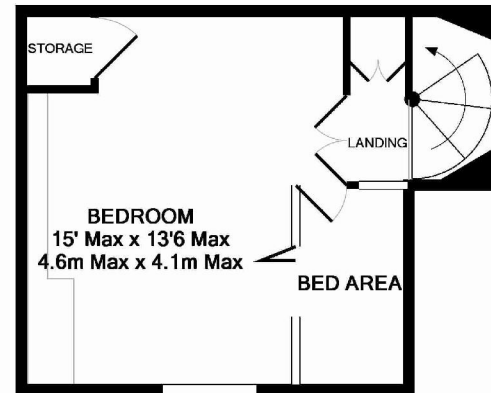




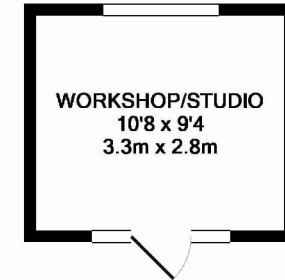
GROUND FLOOR



1ST FLOOR



2ND FLOOR



WORKSHOP/STUDIO

TOTAL APPROX. FLOOR AREA 1265 SQ.FT. (117.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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disclaimer: these particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. the seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. we would strongly recommend that all the information we provide about the property is verified by yourself on inspection. we have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. room sizes should not be relied upon for carpets and the floor plan is intended as a guide only. measurements, windows/doors and other items within the floor plan are approximate and may not necessarily be to scale. In addition photography, either internal or external may have been taken with the use of a wide angled lens.

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