



Sawmill Cottage

WESTONBIRT



The image shows the exterior of a stone building with a wooden door and a window. A dark grey sign with white text is mounted on the stone wall. The sign reads "Sawmill Cottage". There are green bushes on either side of the door and window. The stone is light-colored and textured. The window has a white frame and is divided into two panes. The door is made of wood and has a dark metal handle and a keyhole.

Sawmill Cottage

The unique Sawmill Cottage is a delightful grade II listed four bedroom property on a sought after development in Westonbirt, Gloucestershire. The cottage has been thoughtfully and beautifully converted from one of the original mill buildings. Sawmill offers bright and spacious accommodation with the added charm and character of exposed beams, feature fireplaces, and original flagstone flooring.



This elegant period home offers a generous and welcoming reception area, where the character of the property is immediately in evidence. Double arched solid oak doors lead to an impressive dining room, enhanced by a feature fireplace with original stone head, bay windows and cast iron radiators. Access to the first floor of the property is via stairs from this room.



Sawmill offers a comfortable living room with an abundance of charm, half height panelled walls, and an elegant open fireplace with stone surround, complemented by a wood burner. The room benefits from fitted alcove storage, and boasts characteristic features which include restored sash windows, exposed bricks, and cast iron radiators.





Currently used for many family and social gatherings, the recently refitted, hand built kitchen is extensively equipped and meticulously updated. Integrated appliances include fridge/freezer, NEFF dishwasher, NEFF induction hob with glass splash back, double oven, enhanced with granite work surfaces; a large granite island, chrome fittings and sockets, a double Belfast sink, Quooker boiling water tap and handmade wooden window shutters.



The additional skylights allow this room to be bathed in natural light, creating a unique space which forms an integral and inviting part of the house whatever time of day as well as an exceptional environment for entertaining.





Also on this level is a utility room which houses a sink, oil fired central heating boiler, built in units and plumbing for a washing machine and tumble dryer. In addition inset ceiling spot lights, and shelving make this a very useful space in the modern home. The recently refitted downstairs bathroom includes a shower, low level w/c, hand basin with mixer tap, heated towel rail and tiled flooring.

A solid oak door from the reception area provides access to the ground floor bedroom, a bright and spacious double room. This room provides flexibility with the neighbouring bathroom, to accommodate guests, and allows them to be self contained.





The generous landing, with built in airing cupboard, leads to the master suite, complimented with dual aspect windows at the front and rear, spotlights and stylish monochrome en suite with double shower with rain head, and heated towel rail.

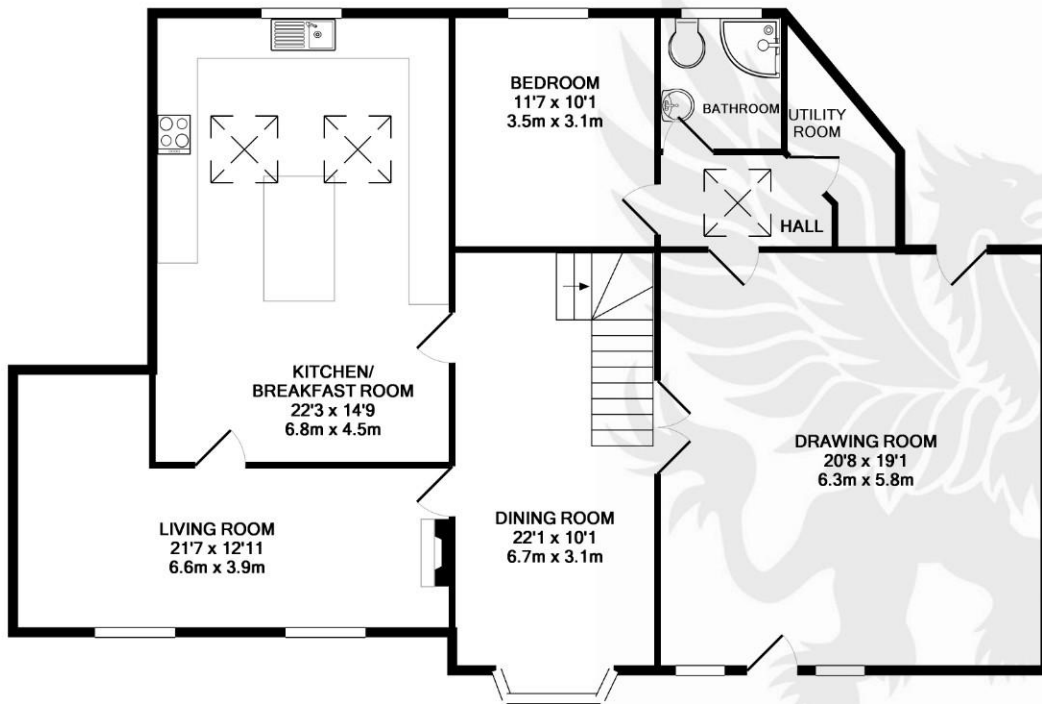
The landing leads to a further two bedrooms and the family bathroom are found. The two bedrooms have plenty of natural light and restored sash windows.

The family bathroom comprises a matching suite of low level WC, pedestal wash hand basin, and P shaped bath with wall mounted shower over, tiled surround, and fitted stainless steel heated towel rail.

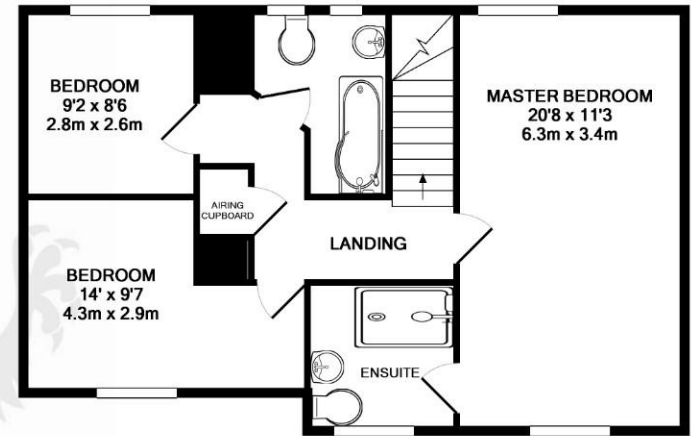


Externally there is a lovely courtyard, a real sun trap, making it a wonderful entertaining area and a perfect place to enjoy the summer evenings.





GROUND FLOOR
 APPROX. FLOOR
 AREA 1385 SQ.FT.
 (128.6 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 630 SQ.FT.
 (58.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2015 SQ.FT. (187.2 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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12 Church Street, Tetbury, Gloucestershire, GL8 8JG

Tel: 01666 338603

email: tetbury@lockstones.co.uk

Website: www.lockstones.co.uk

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