

CORN MILL

COMPTON ABDALE, CHELTENHAM, GLOUCESTERSHIRE



MOORE & ALLEN
— & INNOCENT —

CORN MILL
COMPTON ABDALE
CHELTENHAM
GLOUCESTERSHIRE
GL54 4DR

A splendid conversion of a Grade II Listed former Mill nestled within this charming Cotswold hamlet, surrounded by undulating countryside

- Four bedrooms
- Live-in kitchen with dining area and wood burning stove
- Large sitting room (23'3 x 20'2)
- Gardens and parking.
- GIFA estimated 201 sq m (2,164 sq ft)



GUIDE PRICE
£595,000
FREEHOLD

PROPERTY INFORMATION

A Grade II Listed former mill that has been sympathetically converted into a home of considerable character. Traditionally constructed of natural stone elevations beneath a pitched reconstituted slate roof, this amazing property has been lovingly restored to highlight many of its original features with accommodation designed for modern day living.

Corn Mill lies within this idyllic rural Cotswold village just 10 miles to the east of Cheltenham. The nearby historical market town of Northleach lies about 4.5 miles and provides a good range of day-to-day amenities to include modern medical centre, primary schooling, choice of convenience stores, post office and chemist.

The accommodation currently provides entrance hall with stairs rising to first floor, large open plan kitchen with fitted units and comfortable dining space, wood burning stove and dual aspect. The ground floor provides a bedroom or further reception room and shower room with WC. On the first floor the landing serves access into the impressive sitting room with mezzanine study, vaulted ceiling; master bedroom and bathroom. To the second floor Corn Mill provides two further bedrooms.

The outside space reflects a shared gravelled driveway leading to the front with wrought iron gates and fencing. Ample space for parking. The rear features the water shoot, mill race and wheel. Beyond is an area of lawn leading up the garden which is enclosed predominantly by close board fencing.

SERVICES

Corn Mill is connected to mains water and electricity, oil fired central heating and private drainage system. Gigaclear broadband connected. EPC D (61)

OUTGOINGS

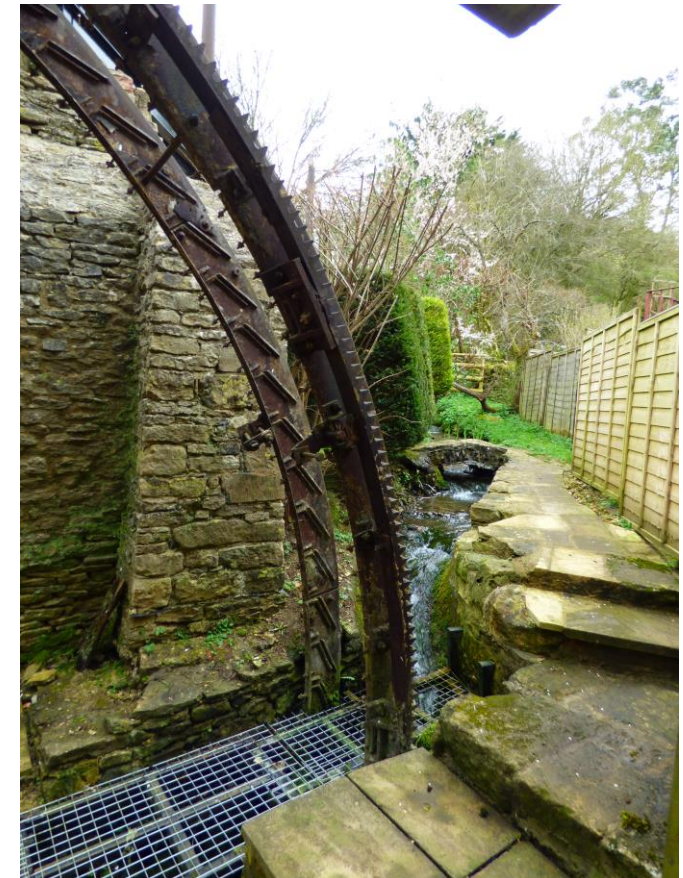
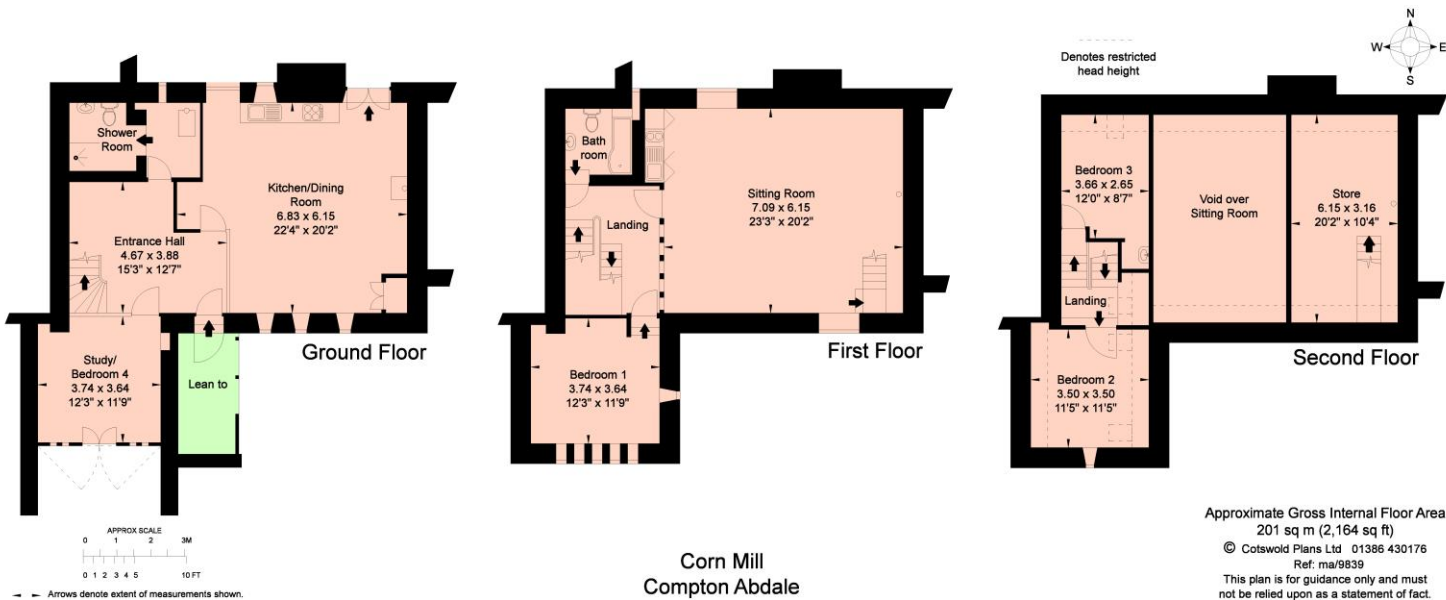
It has been placed in Band 'F' for Council tax purposes, charges 2021/22 £2,508.27.

LOCAL AUTHORITY

Cotswold District Council, Cirencester, Gloucestershire (01285) 623000.

TENURE

The property is freehold offering vacant possession upon completion.





DIRECTIONS

FROM THE NORTHLEACH ROUNDABOUT, TAKE THE A40 TOWARDS CHELTENHAM TAKE THE SECOND TURNING LEFT THEN FIRST RIGHT LEADING INTO COMPTON ABDALE, THE PROPERTY WILL BE SEEN A SHORT DISTANCE ALONG ON YOUR RIGHT AS YOU ENTER THE VILLAGE.

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DISCLAIMER

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.

