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Cobweb Cottage, 65 Walk Mill Lane,  
Kingswood, GL12 8SA

Offers In Excess Of  
£390,000



STUNNING COUNTRYSIDE VIEWS IS ONE OF THE MANY ATTRIBUTES COBWEB COTTAGE HAS TO OFFER. THIS FORMER STONE BUILT WEAVERS COTTAGE IS SITUATED ON THE EDGE OF THIS POPULAR VILLAGE WITH STREAM SIDE WALK ABUTTING THE BOUNDARY. THE TASTEFUL AND CHARACTERFUL ACCOMMODATION IS SET OVER THREE FLOORS. FORMERLY THREE BEDROOMS AND NOW OFFERING TWO SPACIOUS DOUBLE BEDROOMS WITH SUPER VIEWS, BATHROOM AND SEPARATE SHOWER ROOM. A THIRD BEDROOM COULD BE REINSTATED IF REQUIRED. ON THE GROUND FLOOR THERE IS A LOVELY LIVING AREA WITH WOODBURNER AND THE KITCHEN IS SITUATED TO THE REAR OF THE COTTAGE. THERE IS A GARDEN AREA TO THE FRONT OF THE COTTAGE AND AN EXTENSIVE PRIVATE GARDEN AREA CLOSE BY. PARKING FOR TWO CARS. EPC: D. A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE IDYLIC SETTING OF THIS PROPERTY.

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# Cobweb Cottage, 65 Walk Mill Lane, Kingswood, GL12 8SA

## SITUATION

This charming stone built cottage has far reaching views over the surrounding countryside and is superbly situated on the edge of the village. The village caters for day to day amenities including convenience shop/post office, primary school, fitness centre and the sought after Katherine Lady Berkeley Comprehensive School, all being within walking distance. The really vibrant Cotswold market town of Wotton-under-Edge is just one mile away where there are a range of independent retailers, supermarket, primary schools, doctors and dentist surgeries and it has its own swimming pool and cinema. the property is situated within five miles of the M5 motorway and the A38, which gives easy access throughout the South West.

## DIRECTIONS

From the War Memorial in Wotton-under-Edge, proceed in a westerly direction out of the town on the B4058 for approximately 300 metres, taking the turning left into Bear Street and continue for approximately half a mile turning left signposted Kingswood on the B4060 passing Katherine Lady Berkeley School on the right hand side. Continue into the village passing the garage on the left just as you pass the tennis courts you will see the War Memorial on the left hand side. Continue to the village Inn/Public House turning left on the Hillesley Road passing the front of the pub, continue for approximately 150 metres, turning left into Walk Mill Lane and continue down to the bottom of the road and you will see No. 65 on your right hand side, being the third cottage along.

## DESCRIPTION

Cobweb Cottage is a charming stone built cottage believed to date back to the mid 1800's and a former weavers cottage. It boasts many character features and is set in a most idyllic position on the edge the popular village of Kingswood, adjoining the Ozleworth brook to the front boundary. The spacious and versatile accommodation is over three floors and has glorious views over the Cotswold escarpment. On the ground floor there is a charming living/dining area with a Villager wood burner set in a brick fireplace and a large window with seating taking advantage the stunning views, the well fitted kitchen is to the rear of the property and has an extensive range of units with integral oven and hob. On the first floor there is a very large light and airy bedroom with fantastic far reaching views, a good sized bathroom and separate shower room (with configuration this could be made into one bathroom and create a third bedroom). On the top floor there is the second bedroom, this is currently used as a second lounge, but has huge potential to create a bedroom with an en-suite (subject to necessary consents), the view from this room is glorious and the window seat gives you every opportunity to take advantage of this. There are two garden areas, a pleasant cottage garden with pathway leading down to the parking area for two cars and a wood store which is directly to the front of the cottage. The second garden area is such a tranquil and

private area, it is just a short way along the pathway that serves the cottage. It adjoins open fields to the one side and adjoins the stream at the bottom and is totally enclosed by hedging and fencing and is truly a space to just lose yourself. It comprises lawn area, fruit borders, trees, shrubs, summerhouse and has a gateway leading out onto the river bank. A viewing of Cobweb Cottage is highly recommended to appreciate the position and potential it has.

## THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

## ENTRANCE HALLWAY

With double glazed door, tiled floor, coat hooks and wooden stable door into:-

## LOUNGE/DINING AREA 5.43m x 4.59m (17'9" x 15'0")

With large double glazed window to front with window seat allowing you to enjoy the view over the gardens. Villager woodburner set in a brick fireplace, tiled floors, exposed ceiling joists, four wall lights, electric heater, stairs to first floor, under stairs cupboard and stable door leading into:-

## KITCHEN 4.59m x 2.53m (15'0" x 8'3")

Fitted with a range of white wall and floor units with work surfaces over, breakfast bar, stainless steel sink unit with mixer tap. Built in Neff double oven and Neff four burner electric hob with extractor hood over, plumbing for washing machine, exposed stone to one wall, double glazed window to rear, tiled flooring and electric heater.

## ON THE FIRST FLOOR

## LANDING

With stairs to second floor, shelved cupboard with hot water tank.

## BEDROOM ONE 4.30m x 4.01m (14'1" x 13'1")

A beautiful light and airy room with stunning views across to the Cotswold escarpment. Two built in wardrobes, laminate flooring, large double glazed window with window seat drawing you to the glorious views,

## BATHROOM 2.53m x 2.30m (8'3" x 7'6")

A good size bathroom with suite comprising panelled bath, low level WC, pedestal wash hand basin, ladder radiator, inset ceiling lights and double glazed window.

## SHOWER ROOM 2.19m x 1.87m (7'2" x 6'1")

Having shower cubicle with Mira shower, low level WC, pedestal wash hand basin, inset ceiling lights, ladder radiator, double glazed window. With reconfiguration the bathroom and shower room could be made into one and a third bedroom could be created if required.



## ON THE TOP FLOOR

## BEDROOM TWO/SECOND LOUNGE 5.43m x 4.59m (17'9" x 15'0")

Another superb room with large double glazed window offering fabulous views, access to loft space with further scope to enhance the accommodation. There is a storage cupboard giving access to the rear roof space.

## EXTERNALLY

Cobweb Cottage is approached along a footpath that provides a Right of Way to each of the six cottages. To the front of the cottage is a garden area with shrubs and plants and a gravelled and stepping stone path leads down to the parking area. The extensive second area of garden is found tucked away at the end of the pathway in a tranquil location, ideal for getting away from the hustle and bustle of a busy day. It is enclosed and comprises an extensive lawned area with a profusion of shrubs and plants and fruit bushes, greenhouse and has a summerhouse to sit and enjoy the glorious

views across open countryside. At the bottom of the garden a gateway leads out on the brook bank.

## AGENTS NOTES

Tenure: Freehold.  
Mains electric, water and drainage are connected.  
Electric heating.  
Gas is in the road.  
Broadband: Asymmetric Digital Subscriber Line  
Council Tax Band: 'C'

## FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

## VIEWING

By appointment with the owner's sole agents as over.

