



## Old Packhorse & The Larners Ampney St. Peter, Gloucestershire,

£2,995 PCM

- Former public house and adjoining cottage
- Also, cloakroom and utility
- Utility and shower room
- Six bedrooms in all
- Bathroom and shower room
- Large gardens
- Four receptions in main building
- Cottage has sitting room and kitchen/dining room
- Gardener provided

# Old Packhorse & The Larners , Ampney St. Peter, Gloucestershire, GL7 5SH

A five bedroom former public house with an adjoining one bedroom cottage set in large gardens in this pretty Cotswold hamlet. Retaining character, the main building offers four reception rooms, cloakroom, utility, bathroom and shower room. The cottage has a sitting room, kitchen/dining room, utility, bedroom and shower room.

EPC Rating- E

Council Tax Band- G

Length of Tenancy- 12 Months

Deposit- £3,455.75 (5 Weeks Rent)

Holding Fee- £691.15 (1 Weeks Rent, Once successfully passed referencing this will go towards the first months rent)



Council Tax Band: G





THE OLD PACKHORSE

ENTRANCE HALL

Part glazed panelled entrance door. Quarry tiled floor.

SITTING ROOM

16'5" x 11'8"

Window to front with window seat. Window to side with stone mullions and window seat. Woodburner set into an Inglenook with oak beam. Exposed timbers. Two radiators. Recess shelving. Corner cupboard.

SNUG

14'9" x 10'0"

Window to front with window seat. Window to side with stone mullions and a window seat. Exposed timbers. Recessed feature fireplace. Corner cupboard. Built in cupboard. Radiator. Quarry tiled flooring.

SIDE HALL

Entrance door. Stone tiled flooring. Woodstripped staircase to the first floor. Understairs cupboard.

CLOAKROOM

Suite comprising of a low level WC and wall mounted wash basin. Tiled splashbacks. Stone tiled flooring. Radiator.

STUDY

8'0" x 5'9"

Window to front. Radiator.

UTILITY ROOM

8'0" x 8'0"

Glazed double doors to the garden. Belfast sink with mixer tap above and set into a wooden worksurface with cupboards below. Hoover washing machine. Stone tiled flooring. Radiator. Camray boiler for domestic hot water and central heating.

KITCHEN

15'3" x 10'0"

Window to rear. Single drainer stainless steel bowl set into a granite effect worksurface with mixer tap above and cupboards below. Further wall and base units. Tiled splashbacks. Exposed timbers. Stone tiled flooring. AGA. Built in Zanussi oven.

DINING ROOM

10'0 x 9'1"

Windows to side and rear. Door to rear porch. Stone tiled flooring. Exposed timbers. Radiator. Door to redundant staircases.

REAR PORCH

Half glazed door to garden. Windows to side and rear. Fitted bench.

FIRST FLOOR LANDING

Built in cupboard. Radiator. Staircase to second floor. Built in wardrobe. Built in airing cupboard.

BEDROOM ONE

16'5" x 12'3"

Window to front. Window to side with stone mullions. Exposed stone and timber. Radiator.

BEDROOM TWO

11'1" x 10'0"

Window to front. Window to side with stone mullions. Radiator. Access to the airing cupboard.

BEDROOM THREE

13'9" x 8'0"

Windows to front and rear. Radiator.

BATHROOM

12'3" x 7'4"

Window to side. Suite comprising of a panelled bath with mixer tap shower, Wall mounted wash basin with cupboard below and a low level WC. Tiled splashbacks. Ladder radiator. Built in cupboard.

SHOWER ROOM

7'1" x 5'4"

Suite comprising of a shower cubicle, wash stand and a low level WC. Ladder radiator. Shaving point.

SECOND FLOOR LANDING

Radiator.

ATTIC BEDROOM FOUR

16'5" x 12'3"

Window to side with stone mullions. Built in cupboards. Radiator. Shelving.

ATTIC BEDROOM FIVE

14'4" x 9'2"

Window to side with stone mullions. Radiator. Built in cupboard.

THE LARNERS

ENTRANCE HALL

Entrance door with glazed panels. Window to front. Wood effect flooring and woodstained staircase to first floor. Radiator.

SITTING ROOM

16'5" x 15'7" maximums

Glazed panelled door and sidescreens to the garden. Windows to side and rear. Parquet flooring. Radiator. Woodburner set into a Cotswold stone surround with wooden mantel. Understairs recess and cupboard. Exposed timber.

KITCHEN/DINING ROOM

9'7" x 9'3"

Windows to front and rear. Single drainer stainless steel sink unit inset into a rolled edge worksurface with cupboard below. Further wall and base units. Tiled splashbacks. Wood effect flooring. Radiator. Beko oven. Hotpoint fridge. Worcester boiler for domestic hot water and central heating.

UTILITY ROOM

6'6" x 6'1"

Window and door to garden with glazed panel. Single drainer stainless steel sink unit inset into a rolled edge worksurface with cupboard below. Tiled splashbacks. Zanussi washing machine. Broom cupboard. Radiator. Wood effect flooring.

CLOAKROOM

Obscure glazed window. Suite comprising of a low level WC and wall mounted wash basin. Tiled splashbacks. Radiator.

LANDING

Window to front.

BEDROOM

14'5" x 9'6"

Skylight window to the rear. Radiator. Built in wardrobe and airing cupboard.

SHOWER ROOM

Suite comprising of a shower cubicle, low level WC and pedestal wash basin. Tiled surrounds. Ladder radiator. Shaving light and point.

OUTSIDE

To the front, a gate and pathway lead to the entrance. Laid mainly to hedgerow with shrub beds.

The rear garden is north easterly facing. Stone patio. Laid extensively to lawn with mature beds and borders. Vegetable plot. Fruit trees. Timber shed and greenhouse.

There is a driveway to the left of the property providing off road parking.

AGENTS' NOTE

The driveway to the right of the property and the workshop behind are excluded from the tenancy. There is a shed in the back right corner, not accessible from the garden in any case, that is also excluded.

AMPNEY ST PETER

Ampney St. Peter is a scenic, small village, set in the Cotswolds, an Area of Outstanding Natural Beauty. The village is made up of picturesque Cotswold Stone cottages and houses. Ampney St. Peter forms one of the three Ampney villages (Ampney St Peter, Ampney Crucis and Ampney Crucis) clustered within a few miles of one another. In August 2012, the village's post box was painted gold by Royal Mail to signify the gold medal won by resident Dressage Olympian, Laura Bechtolsheimer, who was a member of the British Dressage team in the 2012 Olympic games. The Anglican Church of St. Peter has late Saxon origins. It is Grade II listed. The fabric of the current building dates from the late 12th or early 13th century and underwent Victorian restoration.



TOTAL FLOOR AREA: 2090 sq.ft. (194.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Directions

From Fairford, proceed towards Cirencester. At Ampney St Peter, turn right into the village. The Old Packhorse is then on the right.

## Viewings

Viewings by arrangement only. Call 01285 712900 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		75
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		