

# SELECT PROPERTIES

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Park Cottage,  
Lower Hartwell,  
Aylesbury,  
Buckinghamshire, HP17 8NR

**REF G229-46087**

## LOCATION

This old stone water mill is in a beautiful location on the banks of a stream in a pretty valley in the department of the Lot, about 8 kms. from a village with day-to-day facilities.

## DESCRIPTION

The property is immediately habitable and consists of the mill house and a covered terrace set in grounds of 2,735 m<sup>2</sup>.



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At the garden level there is a cloakroom and a cave/box room/utility room with a hot water cylinder of 30 m<sup>2</sup>.

The principal accommodation comprises an entrance hall of 10.3 m<sup>2</sup> with exposed beams, a fitted cupboard, a wooden staircase to the mezzanine and a tiled floor, a large equipped farmhouse kitchen of 34 m<sup>2</sup> with a fireplace, an ancient stone évier, exposed beams and a burnt earth tiled floor. A bedroom of 13.5 m<sup>2</sup> with a fitted cupboard has French doors to the terrace. There is also a bathroom with a bath, wash hand basin and bidet and a cloakroom comprising a separate loo and wash hand basin with exposed beams and a tiled floor.



The first floor has parquet flooring. There is a mezzanine of 7.5 m<sup>2</sup> with exposed beams, a bedroom of 14 m<sup>2</sup>, a second of 12.25 m<sup>2</sup> with exposed stonework and a study or third bedroom of 15.5 m<sup>2</sup> with exposed beams.

Mains water, electricity and a fosse septique are connected. There is electric heating.

**PRICE 229,500 € including Agents' fees.**

The above details are meant as a guide only. They are only indicative of the property, do not form any part of a contract and may be changed.