

SELECT PROPERTIES

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

REF BG 366-10150

LOCATION

This extensive, spacious, restored barn, with 8 bedrooms is ideal for gîtes or chambres d'hôtes enterprise, and with an apartment for disabled guests, is in a hamlet in the department of the Lot, not far from a popular and lively market town.

DESCRIPTION

The property consists of the restored barn with a habitable area of about 440 m², an above ground swimming pool with a tiled surround of 30 m², a garden implement store and another for wood, a covered terrace and a garage which is currently under construction. There is a vegetable patch in the grounds which extend to **5310 m²**.



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The ground floor accommodation comprises an entrance hall of 6 m² with exposed beams and a tiled floor, a large living room of 49 m² with a fireplace and insert and a strip parquet floor. The kitchen of 15 m² has exposed beams and stonework and a tiled floor and there is an oil-fired central heating boiler room of 6 m² with exposed beams with a 2003 boiler, a fuel tank and a cement floor. There are three bedrooms all with strip parquet flooring, one of 11.5 m², a second of 11.5 m² with exposed beams and the third of 11 m² also with exposed beams. The shower room of 5.5 m² has a shower, fitted wash hand basin, a loo and tiled floor.



Also on this floor there is an **apartment** adapted for disabled guests. It contains a farmhouse kitchen of 22 m² with a tiled floor and a French door to a courtyard, three bedrooms, one of 13 m² with a tiled floor and two of 15 m² with carpeted floors. The shower room of 9 m² has an adapted shower, a wash hand basin, loo and tiled floor.



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On the first floor there is a room of 25 m² in which a studio could be created, an area of 5.5 m² between the studio and an apartment with a farmhouse kitchen of 38.5 m² with exposed stonework, a bedroom of 13.5 m² and a shower room of 4 m² with a shower, wash hand basin and loo. Both of these have strip parquet floors.



Also on the first floor is the Owners' accommodation. It comprises an open area of 3.5 m², a bedroom of 19.5 m² with a walk-in wardrobe, exposed beams and stonework and strip parquet flooring, a bathroom of 10.5 m² with a corner bath, shower, fitted wash hand basin and a tiled floor and a study of 13.5 m² with a strip parquet floor. In addition there is a mezzanine of about 30 m² and a room of 77.5 m² with exposed stonework to complete.

Mains water, electricity, telephone and drainage are connected. There is oil-fired central heating and good insulation.

A fine property offering great possibilities for a variety of uses.

PRICE 366,800 €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