

SELECT PROPERTIES

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

REF BG 377-2518

LOCATION

This stone built property is in the département of the Lot about 4 kms. from a popular and lively market town. It is on high ground with commanding views over the surrounding countryside.

DESCRIPTION

The property consists of a restored stone barn, a stone house to restore, an old ruined henhouse, two tool sheds, a stone covered well, a brick garage of 70 m² with three windows and a cement floor, a workshop of 19 m² with electricity connected and a cement floor. The grounds of **2.5 hectares** are made up of meadow and woodland as well as a gated courtyard and an enclosed kitchen garden with five watering points.



The accommodation in the restored barn comprises a south-east facing terrace, an entrance hall of 6 m² with a built-in cupboard, tiled floor and staircase. The sitting room of 28 m² has a fireplace and insert, exposed beams, tiled floor and a door to the courtyard. The kitchen of 9 m² with a gas-fired central heating boiler and a storeroom with a hot water cylinder and a tiled floor. Also on this level there is a bedroom of 12 m² with a carpeted floor, a tiled shower room with a shower and wash hand basin and a separate loo with a tiled floor.

On the first floor there is a mezzanine of 9 m², a bedroom of 9 m² and another of 18 m². These rooms have exposed beams and carpeted floors. There is a tiled bathroom of 8 m² with a bath, bidet and wash hand basin and a separate tiled loo.

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Mains water, electricity, telephone and a fosse septique are connected. The house is well insulated and gas fired central heating is installed.



The house to restore has, at the garden level, two good caves with exposed beams and stonework. On the upper ground floor is a room with exposed beams and stonework, a fireplace, sink and an old board floor. The attic, with exposed beams and stonework, could be converted.

PRICE 377,400 € 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.