

# SELECT PROPERTIES

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Park Cottage,  
Lower Hartwell,  
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Buckinghamshire, HP17 8NR

**REF BG900-2605**

## LOCATION

This magnificent stone built property is in the Dordogne département. It is in peaceful surroundings on high ground with superb views not far from Gourdon, an historic market town in the north of the département of the Lot.

## DESCRIPTION

The property consists of a very tasteful blend of an old building and a modern addition. It is full of character and completely restored to the highest standard with superb doors and joinery. In addition to the accommodation there is a terrace with a pergola, a large garage of 50m<sup>2</sup> for two cars and a box room, a wooden hangar, a workshop of 21m<sup>2</sup> with an évier and a wood store. The landscaped, floodlit swimming pool of 8m.x 6m.with an adjoining 6m.x 5m. has an ornamental rock fountain and surrounding teak and stone terrace. The enclosed grounds of **6,000m<sup>2</sup>** contain specimen trees, an automatic watering system and a vegetable garden with fruit trees. There is an additional separate **5,000m<sup>2</sup>** of woodland.



The ground floor accommodation in one part of the house comprises an entrance hall of 10m<sup>2</sup> with a vaulted door, burnt earth tiled floor and an elm staircase. The excellent kitchen of 19m<sup>2</sup> has built-in walnut units, a wood panelled ceiling and a sliding door to the 28m<sup>2</sup> dining room with its stone fireplace, exposed beams, triangular picture window, burnt earth tiled and wooden floor. French doors lead to the terrace. The salon of 36m<sup>2</sup> has a very fine stone fireplace with wooden beams and corbels, a burnt earth tiled floor, a stone évier, exposed beams and stonework.

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Elm stairs lead to a mezzanine and an open ceiling. There is also a covered verandah of 25.5m<sup>2</sup> with exposed beams and stonework, a fireplace with a barbecue, burnt earth tiled floor and a picture window.



In addition there is a cloakroom, bedroom 1 of 20m<sup>2</sup> with exposed beams and stonework and French doors to the swimming pool and a nearby shower room with a tiled shower, fitted wash hand basin and loo. Bedroom 2 of 13.5m<sup>2</sup> has a built-in cupboard and en suite bathroom with a bath and shower, bidet, fitted wash hand basin and a loo

Also on the ground floor is the oil-fired central heating boiler room with a water softener and hot water cylinder, a tiled utility room with a sink and French door to the covered terrace. A passageway has wall cupboards, a staircase and a tiled cloakroom. A fitted cave à vin has a painted cement floor.

On the first floor there is bedroom 3 of 8m<sup>2</sup> with built-in cupboards and a dedicated shower room with exposed beams, a shower, wash hand basin and loo. Bedroom 4, the Master bedroom, of 26.5m<sup>2</sup> has a wooden floor, cathedral ceiling with exposed roof timbers, a picture window with a balcony and electrically operated shutters. Its en suite bathroom of 7.5m<sup>2</sup> has a bath, two built-in wash hand basins and a tiled shower. 7.5m<sup>2</sup> shower.

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**The second part of the house** could be used as a gîte. It has ground floor accommodation comprising an entrance hall with a tiled floor and quarry stone floor and a door to a terrace. There is a bathroom with tiled floor and walls and a wood panelled ceiling containing a bath, bidet, loo, built-in wash hand basin and a tiled shower room with a loo and built-in wash hand basin. To the front of this part a substantial open sided oak tower has been constructed from which there are superb views. It provides private balconies and access to the pool and gardens to two of the bedrooms.



**This is a truly superb property, in a wonderful location, beautifully and tastefully restored with many possibilities. Having 6 bedrooms, with all mainly en suite bath/shower rooms, it is particularly suited as a Chambres d'Hôtes although the arrangement of the accommodation makes it very flexible.**

**PRICE 900,000 €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.