



One Hope
Cottage



HAYMAN-JOYCE

1 HOPE COTTAGES

SCHOOL SQUARE
LONGBOROUGH
MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 0QD

ELEGANT END-OF-TERRACE
COTTAGE, OFFERING THE IDEAL
HOLIDAY LET OPPORTUNITY.

SITUATION

Longborough is an elevated village with many fine period houses and cottages, and one of very few in the locality that has the full complement of community establishments, so promoting a friendly and vibrant society. It has a volunteer-run Community shop & Post Office which has won the prestigious Countryside Alliance Award ("The Rural Oscars") for Village Shop & Post Office of the Year – South West Region 2025. Thriving pub, church, village hall for community events and classes, and the Longborough Festival Opera. The award-winning Daylesford Farm Shop, including 'The Club by Bamford' is about 6.5 miles away. Excellent transport links, with bus services that pass through the village, and train services are available from Moreton-in-Marsh (3 miles) to London, the fastest reaching Paddington from 92 minutes.

Guide Price £395,000

HAYMAN-JOYCE

High Street, Moreton-in-Marsh
Gloucestershire
GL56 0AX
01608 651188
moreton@haymanjoyce.co.uk



THE PROPERTY

- Situated only a stone's throw from the local pub and village shop, this truly stunning and superbly presented end-of-terrace cottage, beautifully situated in the centre of this sought-after north Cotswold village, with a pretty garden siding onto the cottage
- The cottage is currently operated as a successful holiday let. Detailed trading accounts, occupancy information and booking history are available to genuinely interested parties upon request
- For prospective purchasers seeking a Cotswold retreat, Moreton-in-Marsh offers excellent transport connections, including direct rail services to London Paddington, as well as regular bus links to a range of popular Cotswold towns
- Internally, the ground floor accommodation offers a wonderful blend of contemporary and period features, with an open-plan kitchen/sitting room with flagstone flooring throughout
- The sitting room has a stunning bay window with integrated window seat, an elegant stone fireplace incorporating a cast-iron wood burner, exposed painted oak ceiling beams, attractive wall lights and stairs rising to the first floor
- The kitchen area is beautifully presented, offering a good selection of wall and floor units, granite work surfaces with inset sink, and a number of integrated appliances such as an Indesit stainless-steel sink, Candy four-ring induction hob with extraction over, Hotpoint fridge/freezer and an Indesit washing machine
- On the first floor, the impressive double bedroom has a fully-vaulted ceiling with exposed beams, large leaded-light panelled windows, oak wooden flooring and a feature fireplace with a large stone lintel
- Adjoining the bedroom, is the en-suite bathroom, which has been finished to a high standard, comprising of roll-top bath with rain-shower over, low-level wc, circular sink with vanity cupboard below, as well as ceramic tiled flooring and half tongue and groove panelling
- EPC Band F
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,200 pcm

OUTSIDE

- The south-facing garden lies to the side of the cottage and features a small gravelled seating area ideal for enjoying the warmer months
- There is a pedestrian right of way to the neighbouring cottages and access to the rear of Hope Cottage

SERVICES

- Mains water, electricity and drainage are connected
- Electric heating
- Average broadband speeds advertised within this postcode are up to 53.5 Mbps if provider is BT

DIRECTIONS

- From Moreton-in-Marsh head south on the A429 (Fosse Way) and after 1.5 miles turn right signposted 'Longborough'
- Follow the road for a further 1.5 miles and on reaching the village continue up and the cottage will be found on the right just before you reach the High Street turning on the left
- what3words: suffix.season.utter

OUTGOINGS

- The cottage is currently assessed to Business Rates

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

- Strictly by prior appointment with the sole selling agents:

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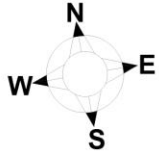


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IMPORTANT NOTICE

1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.

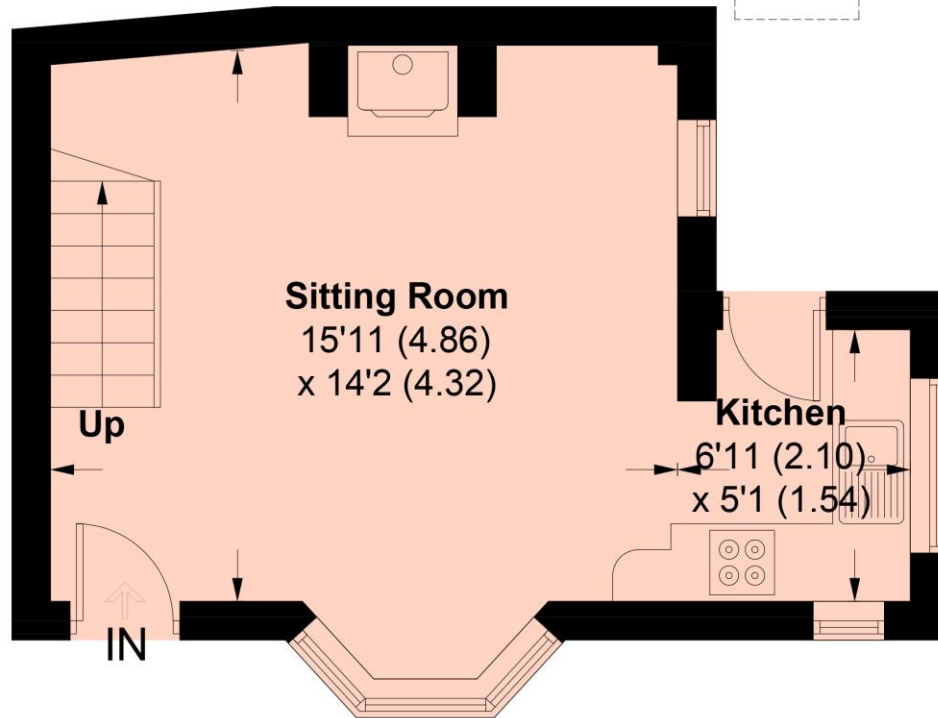




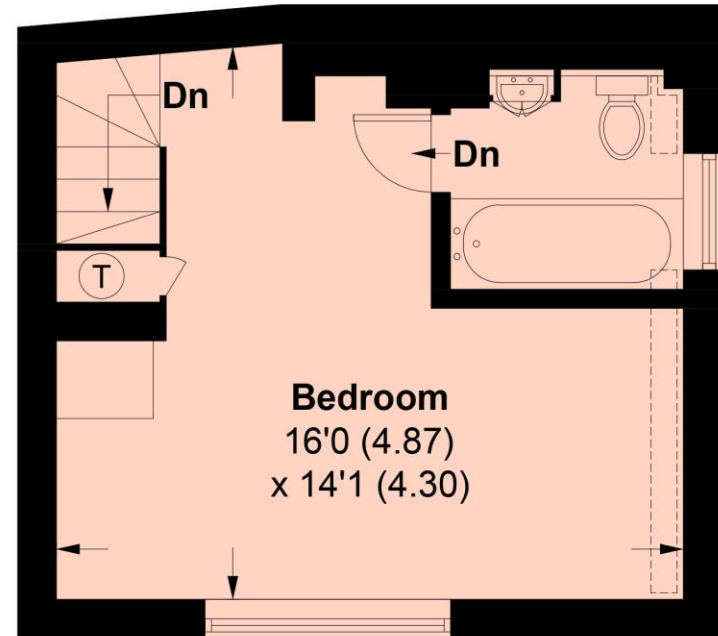
1 Hope Cottages, Longborough, Moreton-in-Marsh, GL56 0QD

Approximate Area = 45.6 sq m / 491 sq ft
For identification only - Not to Scale

 = Reduced headroom below 1.5m / 5'0



GROUND FLOOR



FIRST FLOOR

HAYMAN-JOYCE

M O R E T O N - I N - M A R S H • M A Y F A I R
h a y m a n j o y c e . c o . u k