



HAYMAN-JOYCE



# CHURCHSIDE COTTAGE

BELL LANE  
BLOCKLEY  
MORETON-IN-MARSH  
GLOUCESTERSHIRE  
GL56 9BB

PRETTY AND SUPERBLY  
PRESENTED COTTAGE WITH  
EXCELLENT INCOME POTENTIAL,  
SITUATED IN THE HEART OF THIS  
FABULOUS VILLAGE.

## SITUATION

Attractive Cotswold village with many period properties  
Communally run post office/store/cafe, two public houses,  
parish church and primary school

Good selection of shops and amenities for everyday needs in  
both Chipping Campden and Moreton-in-Marsh, just 3 miles  
away

Academy Status Schools for ages between 11 and 18, at both  
Chipping Campden (3 miles) and Bourton-on-the-Water (10)  
Private schools nearby are Kitebrook Preparatory School (5  
miles) and Kingham Hill School (8)

The award-winning Daylesford Farm Shop, including the  
exclusive 'The Club by Bamford' is about 10.5 miles away

The Members' Club, Soho Farmhouse, is about 20.5 miles away  
Good train services from Moreton-in-Marsh to  
London/Paddington from 92 minutes

Offers Over £300,000

**HAYMAN-JOYCE**

High Street, Moreton-in-Marsh  
Gloucestershire  
GL56 0AX  
01608 651188  
[moreton@haymanjoyce.co.uk](mailto:moreton@haymanjoyce.co.uk)





## THE PROPERTY

- This former shop has been transformed into a stylish one-bedroom Cotswold stone pier-de-terre or holiday-let, with an abundance of original period features, whilst offering a contemporary twist with a modern fitted kitchen with attractive copper pull handles and granite work surfaces
- The kitchen offers a good selection of wall and base units with integrated appliances, such as a stainless-steel electric oven and separate induction hob, washing machine and fridge-freezer and a fitted breakfast bar, with a stable door that opens onto the courtyard garden, complemented by original period features such as flagstone floor and oak wooden window bench
- The adjoining sitting room, has a fully exposed stone feature wall, beautifully lit, creating a stunning backdrop to the pretty brick fireplace, incorporating a cast-iron wood burner and log storage, with an integrated spiral stone staircase leading to the first floor
- On the first floor, the double bedroom oozes character, with an apex ceiling, exposed brick pillar and cross beams, while the velux windows offer lovely views over the nearby church. An archway leads to the through-wardrobe area, providing ample storage and connecting to the vintage-style bathroom featuring a elegant roll-top bath with shower tap attachment, pedestal wash-hand basin, low-level wc and exposed roof beams
- The cottage is currently being run as a successful holiday let which has been operating since August 2024
- Details of current turnover can be shared with interested investment buyers

## OUTSIDE

- The courtyard garden is generous in size with ample space for alfresco dining, as well as a wooden-built studio adding flexibility to the outdoor space, ideal as a home studio, etc.
- Brick-built storeroom
- The cottage has three separate entrances. The front door, and in the courtyard are two gates, one which leads out to the lovely lane which leads down to the church featured in the 'Father Brown' TV series, and the other which leads via a communal right of way onto Bell Bank where you will find on-street parking is conveniently available, and which leads to the popular shop/café
- One adjoining property has a right of way through the side of the courtyard garden, but it is rarely used

## SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 26.5 Mbps if provider is BT
- EPC Band E

## DIRECTIONS

- From Moreton-in-Marsh take the A44 towards Broadway and just after Bourton-on-the-Hill turn right signposted 'Blockley'
- On reaching the centre of the village turn left towards the village centre and at the 'T' junction turn left into Bell Lane signposted 'High Street'
- Just before you reach the high street the cottage will be found on the left
- what3words: finishers.committed.deriving

## OUTGOINGS

- Council tax – band C
- Tax payable for 2025/26 - £2,020.69

## TENURE & POSSESSION

- Freehold with vacant possession on completion

## VIEWING

- Strictly by prior appointment with the sole selling agents:

H A Y M A N - J O Y C E

01608 651188



MAYFAIR  
OFFICE NETWORK

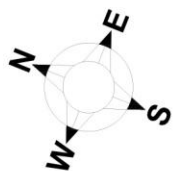
OnTheMarket.com



MIM250141 / 525092

## 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.



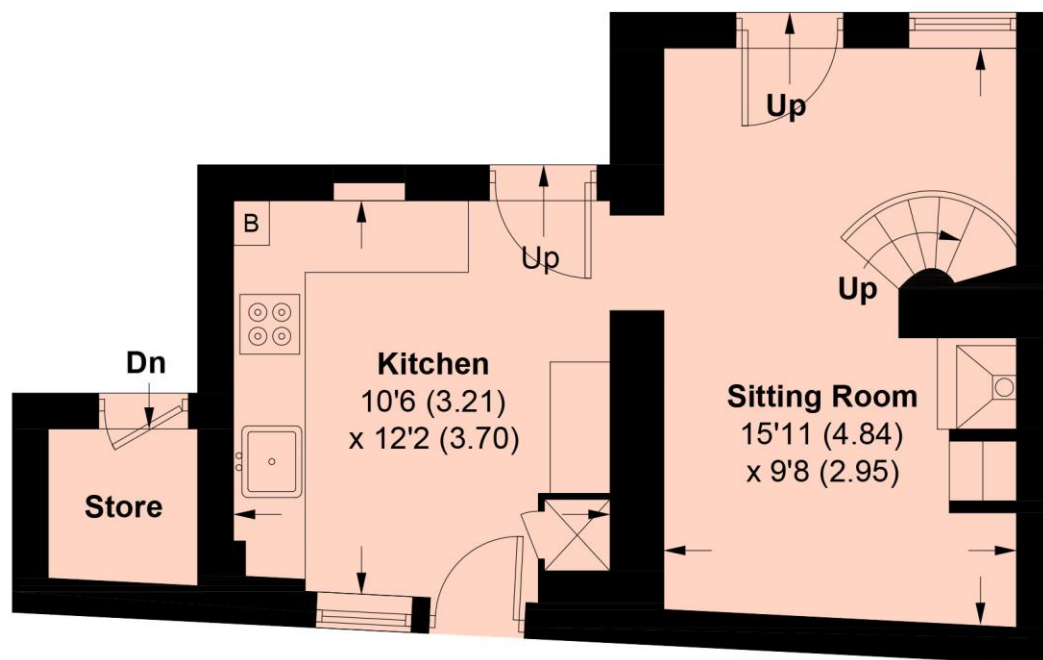
## Churchside Cottage, Bell Lane, Blockley GL56 9BB

Approximate Area = 51.2 sq m / 551 sq ft

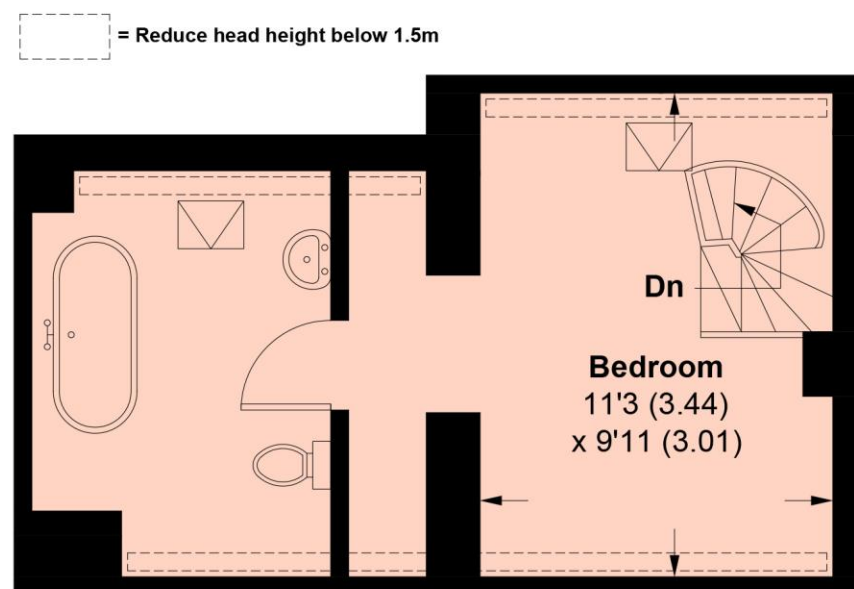
Store = 1.7 sq m / 18 sq ft

Total = 52.9 sq m / 569 sq ft

For identification only - Not to Scale



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