Leggett & James

The Vale of Evesham Property Experts

# Baytree Cottage, Broad Campden

## Chipping Campden, GL55 6US

## Offers Based On £600,000

5 1 2

Bay Tree Cottage is a stunning Grade II listed three storey home, set in the wonderful unspoiled village of Broad Campden and packed with all the character you would expect to find in your quintessential Cotwold home, believed to date from the early 18th century.

From the moment you step into the generous living room, the property simply draws you in. Packed with warmth, charm and centuries of character, the house showcases a wonderful collection of period features, including exposed wall and ceiling timbers, traditional latch-and-brace doors and beautiful elm paneling throughout.

At the heart of the living room is a magnificent inglenook fireplace with wood-burning stove, complemented by polished flagstone flooring to one half of the room and traditional elm floorboards to the other. As you explore further, original character blends effortlessly with carefully considered modern improvements, including a fantastic contemporary bathroom suite.

And the charm certainly doesn't stop at the back door. Outside is a beautiful walled cottage garden, wonderfully private and filled with established trees, mature shrubs and colourful planting. A paved sun terrace provides the perfect spot for summer entertaining, while tucked away at the far end of the garden is something rather special — a fabulous thatched stone barn, adding yet another irresistible feature to this truly delightful Cotswold property.

**The Location**
Broad Campden is one of the Cotswolds' most picturesque and unspoilt villages, surrounded by beautiful rolling countryside and characterised by its honey-coloured stone cottages, peaceful lanes and wonderful rural charm. Despite its tranquil setting, the village lies just a short distance from the historic market town of Chipping Campden, with its excellent shops, pubs, restaurants and everyday amenities. It is a fabulous location for anyone looking to enjoy the very best of Cotswold village life while remaining within easy reach of the wider region..

**The Property**
Four steps rise to the beautiful oak front door, setting the scene perfectly for what awaits inside this utterly charming Cotswold home.

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**Living Room 21'2 x 11'9 max 9'6 min (6.45m x 3.58m max 2.90m min)**
enjoying an array of exposed wall and ceiling timbers, along with the part flagstone, part timber floor boards and the stunning inglenook fireplace with an inset wood burning stove. There is a leaded window to the front and twin doors opening to the rear terrace. The stairs are concealed behind a feature door with a useful store cupboard below. There is also a concealed trap door that lifts to reveal stone steps that drop into a small cellar space. Door to:

**Dining Room 14'3 x 8'5 (4.34m x 2.57m)**
having a leaded window to the front, a quarry tiled, electric radiator and a fitted store cupboard with shelving. Door to:

**Kitchen 7'9 x 7'8 (2.36m x 2.34m)**
having a window to the rear overlooking the walled garden, a quarry tile floor and fitted with a range of cupboards, drawers and work surfaces, a single drainer sink and a four ring electric hob with extractor above and an eye level oven. There is also plumbing for a washing machine and dishwasher along with space for a fridge. A solid wood door opens to the rear garden.

**First Floor Landing**
featuring an array of exposed timers and doors leading off to the rooms and a staircase to the second floor.

**Bedroom One 14;9 x 10'10 (4.27m;2.74m x 3.30m)**
with leaded windows to the front and rear, wall light points, an electric radiator, a fitted store cupboard and exposed timbers. A door opens to the En suite: having a modern white low level WC with a vanity wash basin and an illuminated wall cabinet.

**Bedroom Two 11'4 x 9'4 (3.45m x 2.84m)**
with a leaded window to the front, wall light points, exposed elm paneling and an electric radiator.

**Bedroom Three 9'3 x 8'8 (2.82m x 2.64m)**
having a secondary glazed window to the rear, an electric radiator and exposed wall and ceiling timbers.

**Bathroom**
with a secondary glazed window to the rear, the bathroom has been refitted with a contemporary modern suite, offering a low level WC, a vanity wash basin, a tub bath and a walk in shower enclosure with glass panels, a rainfall and hand held shower all complemented by inset spot lighting, a chrome heated towel rail and sandstone tiles to the walls and floor.

**Second Floor Landing**
with a leaded window to the front and timber panel doors opening to:

**Bedroom Four 10'2 x 9'10 (3.10m x 3.00m)**
enjoying windows to the front and rear, wall light points and an electric radiator.

**Bedroom Five 9'9 x 7'3 (2.97m x 2.21m)**
with windows to the front and rear, an electric radiator and exposed timbers.

**Outside**
To the front of the property, stone steps rise to the front door and to timber side door that leads to a shared access, serving Bay Tree Cottage and the neighboring property. The passage then gives way to the stunning mature gardens that the property enjoys, with borders stocked full of plants, roses, shrubs and trees. At the rear of the property is a secluded sun terrace which is paved and edged in stone, creating the perfect spot to relax and entertain in.

A paved stone path wends its way to the end of the garden where a stunning Cotswold stone thatched barn, which is believed to originally been a bakehouse, provides excellent storage space, with power and lighting, along the potential (with the correct permissions) to create a home office or studio.

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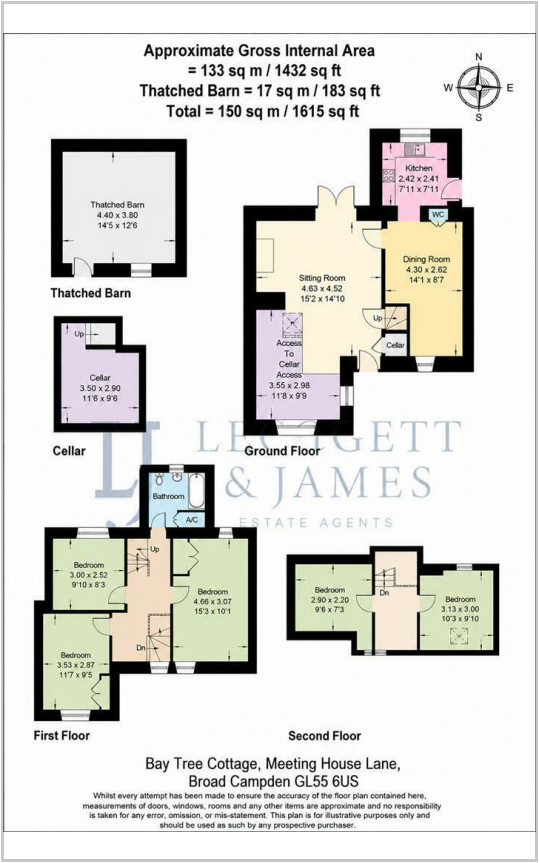
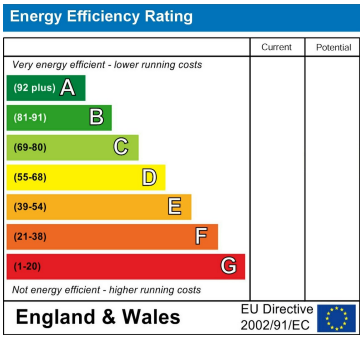
## Area Map

## Floor Plans




## Energy Efficiency Graph

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