



GATEKEEPERS LODGE DYRHAM

Country weekend retreat for the discerning, formerly part of the Dyrham Estate, convenient to the local Church, Cotswold Way and cycle routes, Pennsylvania Tea Rooms, various local country pub/restaurants, Bath, Bristol, Chippenham, M4 j18, and rail terminals in Bath, Yate and Chippenham.

This unique former gatekeepers cottage is a cosy little gem of a country property nestled near the wooded outskirts of the highly desirable country hamlet of Dyrham near the Cotswold Way in Gloucestershire. Total quality renovation has been undertaken throughout, incorporating the comforts and convenience of modern living throughout the interior of the unspoiled Grade II listed fabric.

The specifications include underfloor heating, a unique bespoke micro kitchen and a built in Bose sound system operable from iPhone. The grounds offer discrete off street parking and private spaces in an enclosed courtyard area and on a raised private garden terrace with bike sheds amongst mature trees, and enjoying lovely local views including the local ancient Church tower.

£450,000



COUNTRY
PROPERTY

Gatekeepers Lodge, Upper Street, Dyrham, Nr. Chippenham, SN14 8HN

Unique Country Retreat Completely Refurbished Living Room with Log Burner Bedroom & Ensuite Shower Room Underfloor heating Discreet off street parking space Beautiful Village Setting Discrete hidden and elevated garden patios

Dyrham is a quiet country hamlet in the lee of the Cotswolds located behind the grounds of the historic Dyrham House. There is a local church and miles of walks through stunning rural countryside and the Cotswold Way. Easy commuting via A46 to M4 Badminton, Bath, Bristol and Chippenham, combined with neighbouring communities of Doynton and Hinton offer a wonderful range of cultural and social opportunities locally.



ACCOMMODATION

Living Room 12' 0" x 9' 6" approx. (3.66m x 2.90m) Oak plank floor with under floor heating, Cotswold Stone fireplace incorporating a log burner, a unique fully functional bespoke micro kitchen facility, built in dining table and chairs, and a built in Bose sound system. Original windows including the retained former Toll window and the front door to outside have been carefully restored and retained. Internal door to the bedroom.

Micro Kitchen Facility This ingenious bespoke installation is fully functional and can be closed away behind folding doors when its not in use! It includes built in cupboards with easy access facilities, a polished marble top incorporating a small stainless steel bowl and mixer taps, hob cooker and under oven, refrigerator for the Pimms, Champagne and other short term essentials, and dedicated lighting.

Bedroom 12' 0" x 8' 0" extending to 12'0" approx. (3.66m x 2.44m) Oak plank flooring with under floor heating, feature stone fireplace and Bose sound system. Doors to the living room and to the ensuite shower room.

Ensuite Shower Room Fully fitted walk in shower, wash basin and WC.

OUTSIDE

Approach The front door is approached through the wrought iron gate and fencing which encloses the well stocked and presented front garden area.

Secret Enclosed Courtyard This lovely quiet and private area is surrounded by natural stone walls incorporating outside lighting and outside power. It is laid to stone and gravel and incorporates a useful insulated boiler/utility/storage shed. Access is gained through a hardwood entrance gate from one side of the cottage.

Top Gardens A lovely oasis offering a commanding and wonderful outlook into the surrounding country environment, fully landscaped and incorporating a patio, special storage sheds, wash-off facility, fully stocked and wooded slopes and a back gate to the off-street parking area.

Bespoke Store Pair of doors open to the top garden oasis enjoying the pleasant environment . Fully insulated with power light and heating, seating and hanging facilities, handy for bikes, drying and accommodating outdoor pursuits.

Off Street Parking The discrete parking space for one or two cars is accessed off the former estate private driveway which passes through the five bar gate to the left side of the cottage. From this driveway, turn right behind the cottage and through a gated entrance to Hobbema House (which is located beyond the parking area beyond a tall stone wall). The allocated parking area adjoins the gate and fence to the top gardens of Gatekeepers Lodge.

FURTHER DETAILS

Directions From the A46 head South from the M4 J18 at Tormarton. After about two miles pass the entrance to Dyrham House and Park on the right. Take the next turning right signposted Dyrham and Doynton as the road starts to incline before Tolldown Tea Rooms. Proceed alongside the stone wall and down Sands Hill, turning right at the grass triangle into Upper Street which leads towards the Church. Gatekeepers Lodge is the first property on your right hand side.

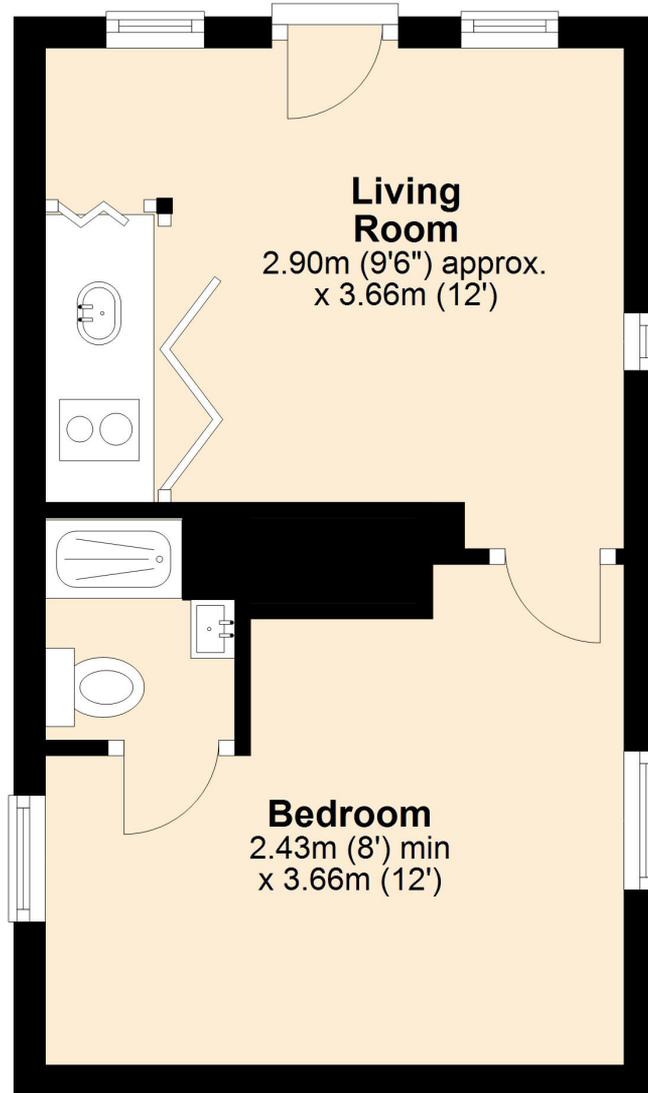
Tenure Freehold

Council Tax Band B

Services Mains water, electricity, drainage. Oil-fired boiler with underfloor heating, fully programmable to each zone. Bose sound system operable from iPhone.



Ground Floor



Sketch plan for illustrative purposes only
Plan produced using PlanUp.



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