



Station Road,
Blockley, GL56 9JR

Jeremy
McGinn & Co 

Available at
Offers Over £275,000



OPPORTUNITY TO CREATE A STUNNING LIVE/WORK HOME
RIGHT IN THE HEART OF THE COTSWOLDS

Ever fancied living and working in The Cotswolds; creating a bolt hole to escape to from the city, whilst having space to work from when it suits?

With excellent rail links right on the doorstep in nearby Moreton in Marsh, it really is quite possible to create a lifestyle that enables one to enjoy the rich history and beauty of the region whilst maintaining easy access to London and Birmingham.

Live/Work Planning Consents have evolved to enable a purchaser the ability to live and work from home. Mulberry Cottage benefits from planning consent (22/01266/FUL) to craft a stunning rural home on the edge of the highly sought-after and picturesque village of Blockley, with a work element on a 70/30 split.

Although the current planning consent refers to a photographic studio, the use of the work space offers extensive options within Class E(g) of The Town & Country Planning (Use Classes) Order 1987 (as amended) and full details can be given upon request. Typically, office use is an obvious option but there is a vast range of possible uses that will comply with the planning consent - making this such an attractive opportunity.

Mulberry Cottage is set in a truly idyllic position; down a private drive with the mill leat running through the centre of the plot and Blockley Brook running along the southern boundary to offer a fabulously rural environment, rich in wildlife.

The Cotswolds are well known as an area of outstanding natural beauty with Blockley being situated between Chipping Campden and Moreton in Marsh (rail links to Oxford & London Paddington). There is a strong sense of community in

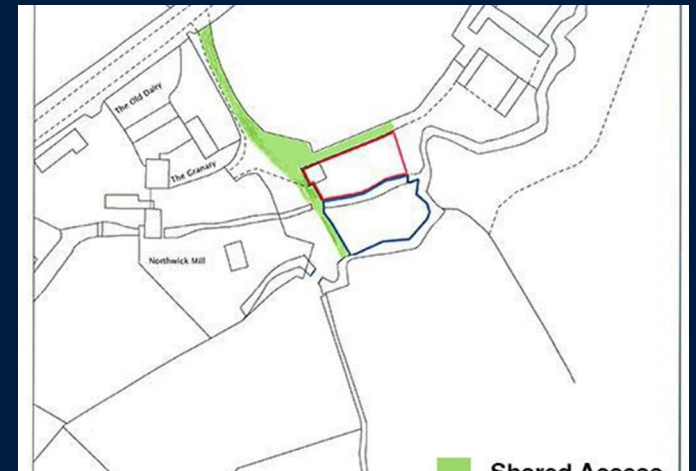


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Blockley village, which is immediately evident when visiting, with its excellent amenities including Post Office, village shop & café, two pubs, hotel, primary school and sports club.

Mains water and electric are already connected to the site.
What3words Ref: bloom.icon.making





Tax Band: New Build

Council: Cotswold District Council

Tenure: Freehold

Money Laundering Regulations – Identification Checks

In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

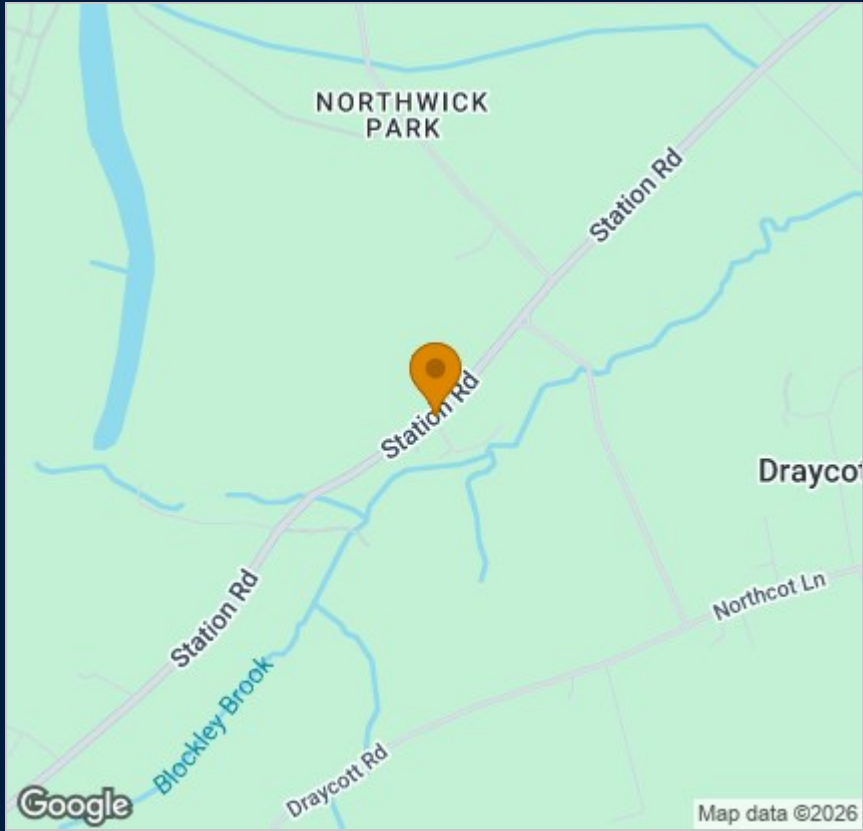
Please note that this fee is non-refundable under any circumstances.



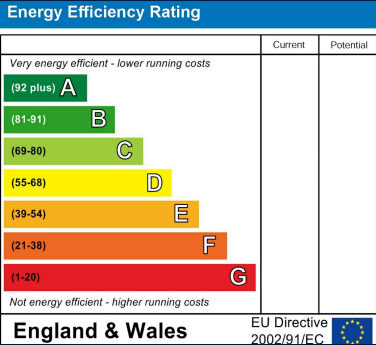
Floor Plan



Map



Energy Performance



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Blockley comprises an incredibly picturesque place to live being one of the large Cotswold villages with an enviable range of local facilities including local pubs, shop, school and Café as well as sporting amenities. Set between Moreton in Marsh and Chipping Campden, the village is surrounded by stunning countryside with mile after mile of footpaths. The village was famous for it's silk industry in the 18th & 19th century with the centrepiece being the late Norman Church with the tower dating back to 1180. Despite the fabulous rural location there is a direct rail link at nearby Moreton in Marsh to London Paddington making this an ideal escape to the country!

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