

Peter Clarke

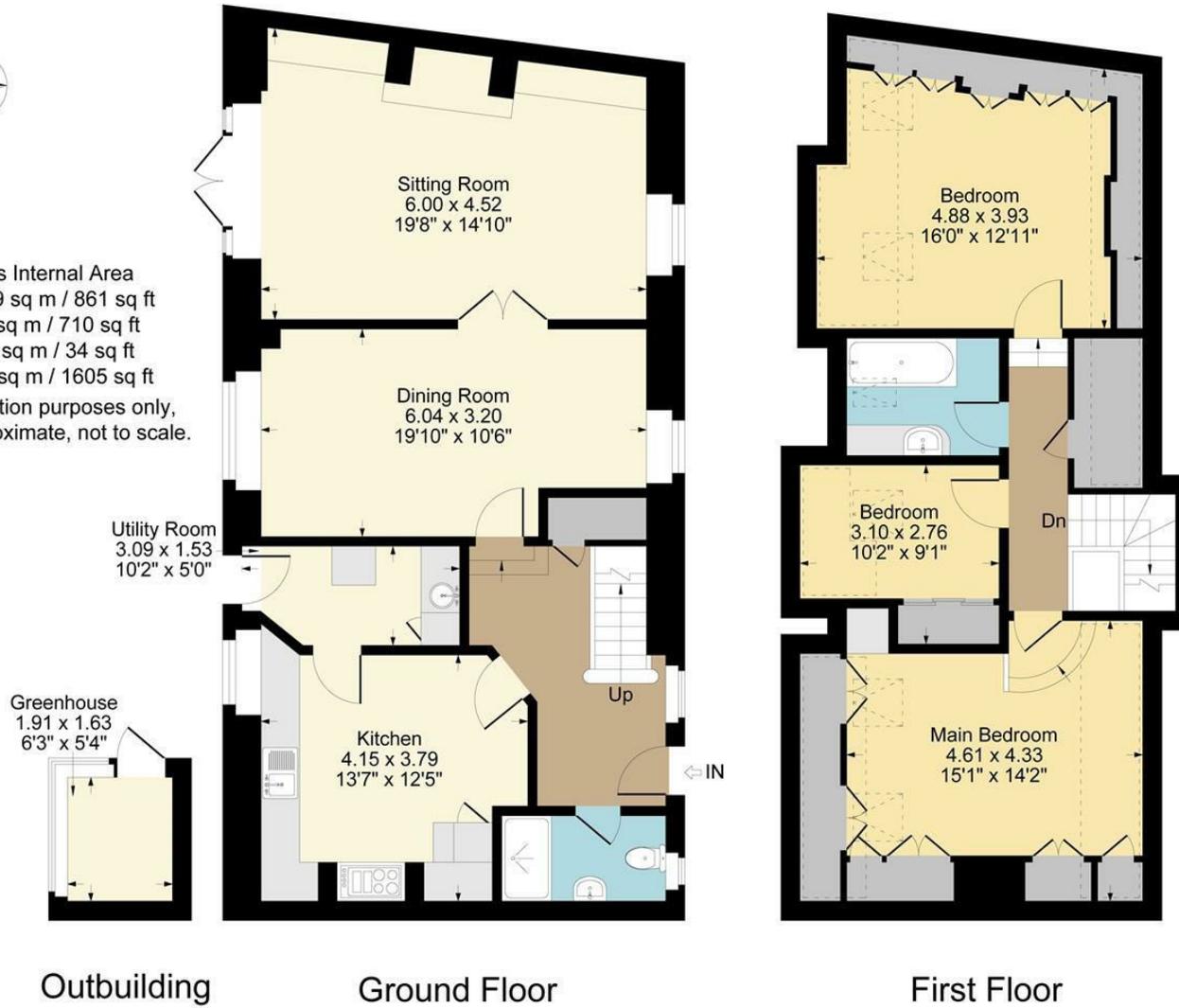


The Stable Barn, Lower Green, Ilmington, Shipston-on-Stour, Warwickshire, CV36 4LT

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Approximate Gross Internal Area
 Ground Floor = 79.99 sq m / 861 sq ft
 First Floor = 65.95 sq m / 710 sq ft
 Outbuilding = 3.11 sq m / 34 sq ft
 Total Area = 149.05 sq m / 1605 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



- Grade II listed cottage
- Highly desirable village
- G.I.A. 1,605 sq.ft.
- Three bedrooms/two reception rooms
- Excellent kitchen/breakfast room
- Valuable off-street parking
- Superb and extensive gardens
- Early viewing recommended



Offers Based On
£695,000

A superbly situated, Grade II listed stone village cottage in the highly desirable village of Ilmington. Formerly part of the noted Howard Arms public house, the property boasts period charm and character features including inglenook fireplace, flagstones, beams and superb, extensive cottage gardens. There is valuable off-street parking and with all the elements, the spacious accommodation, at 1,605 sq.ft., provides an attractive proposal for a main residence, investment to let or holiday home.

ACCOMMODATION

ENTRANCE HALL

with stairs to first floor, flagstone floor, under stairs cupboard.

EXCELLENT FAMILY KITCHEN AND BREAKFAST ROOM

with bespoke painted Shaker style units, timber work surfaces over, Leisure Rangemaster stove and tiled inglenook hood over. Integrated fridge and space for dishwasher, one and a half bowl butlers sink, window to rear.

UTILITY ROOM

stable door to rear, built in cupboards and work surface, singular circular stainless steel sink and space for washing machine, Sheila Maid retractable drying rack.

GROUND FLOOR SHOWER ROOM

with wc, wash hand basin and shower cubicle.

DINING ROOM

a really lovely room with perfect proportions, with window to rear and feature arched window to front.

SITTING ROOM

superb stone inglenook fireplace. arched window to front and French doors to rear, fitted bookcases/shelving.

Stairs to first floor

FIRST FLOOR LANDING

with cupboard to eaves.

BEDROOM ONE

with fitted bedroom furniture and wardrobes.

BATHROOM

with wc, bath and bowl wash hand basin on cupboard/stand.

BEDROOM TWO

with fitted wardrobes, eaves storage, bookshelving.

BEDROOM THREE

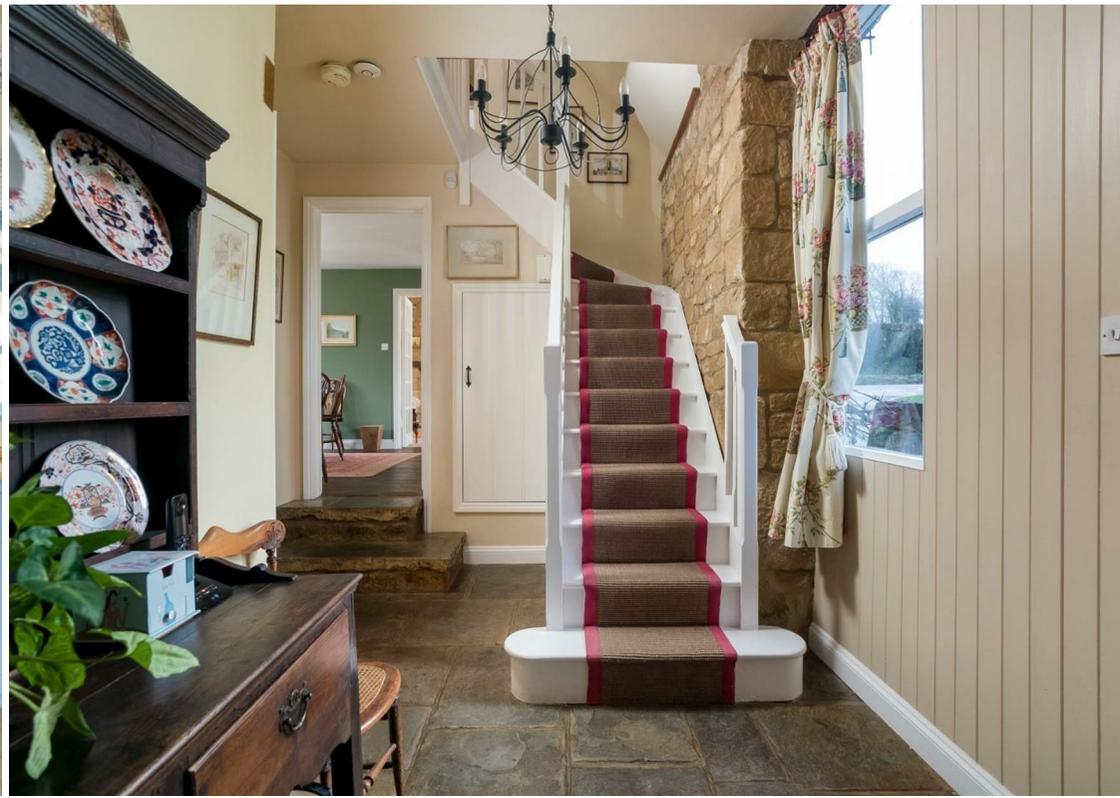
OUTSIDE

GARDEN

Twin timber gates lead from Front Street to OFF STREET PARKING with useful bin store beyond. Pretty pergola and useful shed beside. There is an attractive summerhouse and entertaining terrace with covered barbeque area. Beyond are the lawned gardens including raised beds, a greenhouse, natural hedgerow boundaries and overall providing a beautiful setting.

GENERAL INFORMATION

TENURE: The property is understood to be freehold, this should be checked by your solicitor before exchange of contracts. The property presently is in two separate







titles.

SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil fired central heating.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: Not Required.

VIEWING: By Prior Appointment with the selling agent.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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