

Peter Clarke

IN ASSOCIATION WITH

Winkworth



The Calf Pens, Littleworth Farm, Honington, Shipston-on-Stour, CV36 5EL

- High quality barn conversion
- Countryside location
- Energy efficient property
- EV charging point available
- Two allocated parking spaces
- No chain to worry about
- Low maintenance garden
- Spacious 1,017 sq ft with no dead space
- Two bedrooms, two bathrooms
- Viewing recommended



£525,000

Located off the beaten track is this exquisite barn conversion offering a unique blend of modern living and rural charm. The property features a spacious open plan living room with kitchen and island unit, two well-appointed bedrooms one with an ensuite plus a further stylish bathroom. This property is an ideal choice for buyers looking for a weekend retreat, holiday let investment or a move to the country. The property boasts a low-maintenance garden, EV charging point and two allocated parking spaces.

Door opens into

OPEN PLAN KITCHEN/SITTING/DINING ROOM

With a dual aspect and black crittall double doors to front. Seating and dining area. Kitchen area with range of matching wall and base units, worktop over incorporating sink with drainer and four ring electric hob with brush metal extractor fan over. Integrated appliances include oven, fridge/freezer and dishwasher. Island unit with worktop, breakfast bar, drawers and cupboards below. Double cupboard housing washing machine, double cupboard housing pressurised water tank. Rear hallway with door to rear, linen cupboard with slatted shelving.

MAIN BEDROOM

A double room with window to front

EN SUITE SHOWER ROOM

with skylights, shower cubicle, wash hand basin, wc, chrome heated towel rail.

BEDROOM

with window to front, loft hatch.

BATHROOM

with window to front, pebble bath, separate shower cubicle, wash hand basin, wc, chrome heated towel rail.

OUTSIDE

to front there are two allocated parking spaces, one with an EV charging point located in a shared courtyard with stone chipping driveways. To rear is a mix of paved pathways, patios, stone chipping walkways, timber shed, outside lights power and tap, panel fencing.

GENERAL INFORMATION

TENURE: The property is understood to be managed freehold with a service charge of approx. £550 per annum although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains water, electric, private shared drainage and air source heating are connected to the property. However this should be checked by your solicitor before exchange of contracts.

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.

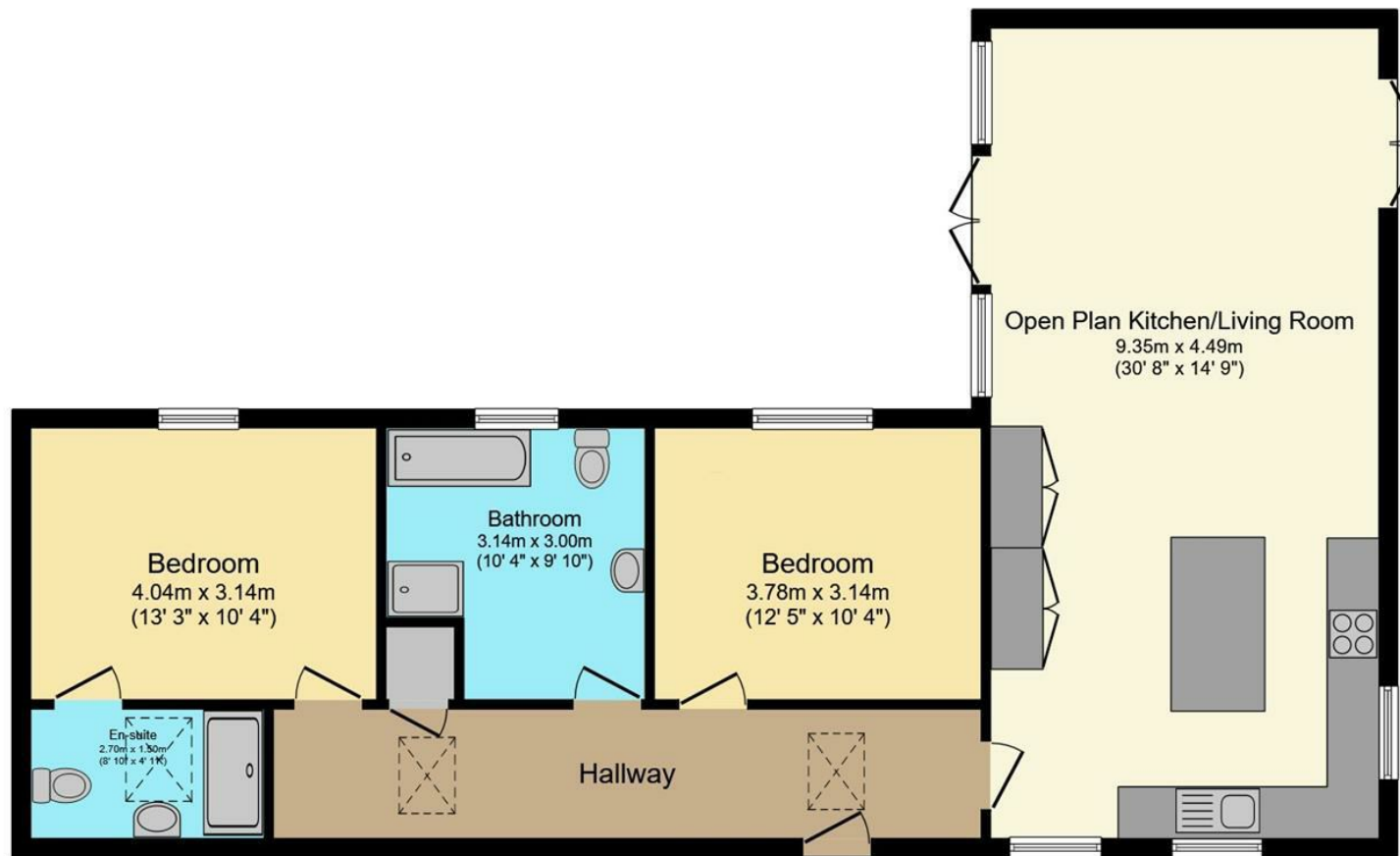
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



The Calf Pens, Littleworth Farm, Shipston-on-Stour

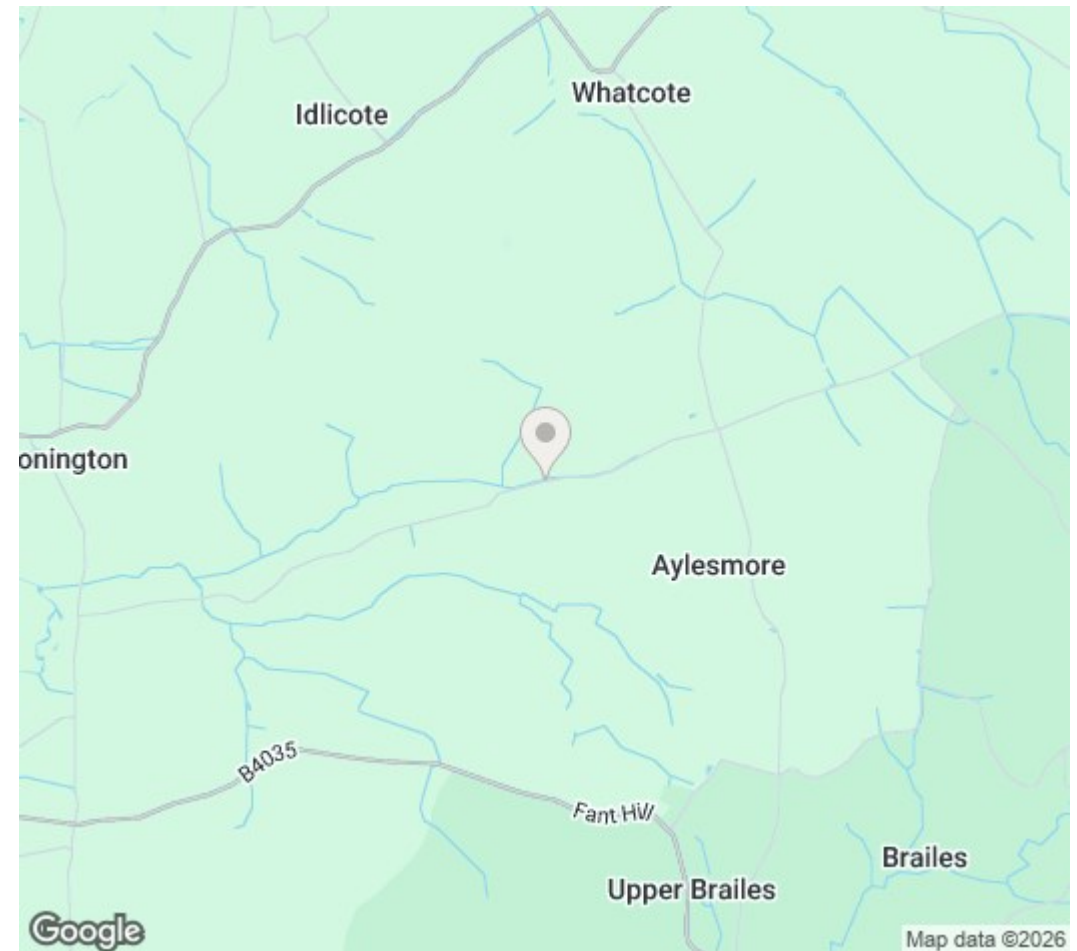


Ground Floor

Floor area 94.5 sq.m. (1,017 sq.ft.)

Total floor area: 94.5 sq.m. (1,017 sq.ft.)

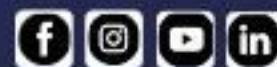
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB
01608 260026 | shipston@peterclarke.co.uk | www.peterclarke.co.uk



Peter Clarke

AN ASSOCIATE OF

Winkworth