

Peter Clarke



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

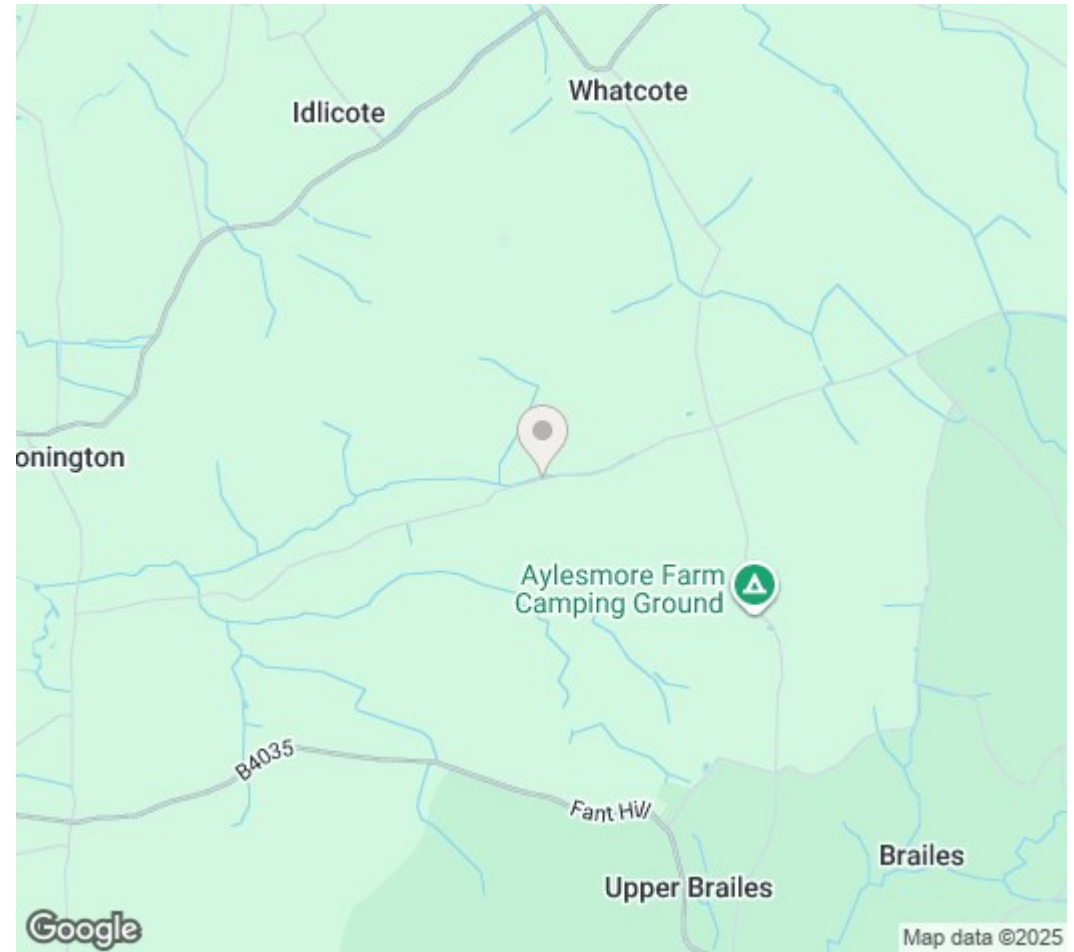


## Ground Floor

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](http://www.Propertybox.io)



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