Lantern Cottage, 2 The Hamlet, Marlcliff, Alcester, B50 4NT

- Grade II listed
- Located off a pedestrian footpath
- Idyllic setting
- Currently run as a successful Airbnb
- Full contents available by separate negotiation
- Presented to a high standard throughout

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Guide Price £300,000

Nestled in the tranquil hamlet of Marlclff, this delightful, detached, Grade II listed chocolate box cottage offers a serene retreat for those seeking a peaceful lifestyle or who are looking to invest in the ever growing Airbnb market. With one reception room, one bedroom, and one bathroom, this property is perfect for individuals or couples looking for a cosy home or a lucrative investment opportunity. The cottage is presented to a high specification throughout, showcasing a blend of traditional period features and also modern comforts. The property is approached off a pedestrian pathway and boasts a very attractive walled garden at the rear.

Situated just a short walk from the picturesque River Avon, Lantern Cottage has been successfully run as an Airbnb, currently boasting a 4.9* rating, making it an excellent opportunity for those looking to continue this venture, particularly as there is the option to purchase fixtures and fittings. Alternatively, it is also available to be purchased as a private residence.

ACCOMMODATION

A stable door leads to a kitchen with wall units and space for under counter fridge, washer dryer and integrated oven and microwave, four ring gas hob with overhead extractor, and Belfast sink. Inner hall with door to storage cupboard housing boiler. Refitted ground floor bathroom with bath, shower over, cleverly built into a beam, wc and wash basin with storage under. Sitting room with feature fireplace, Scandinavian log burner and a further door to the front. Upstairs there is a landing space ideal for a study or dressing area, with built in storage, which could also be used to hold an occasional bed. Bedroom with cleverly concealed storage into eaves.

Outside, accessed via the side door and a further gate, is the most delightful walled cottage garden, well stocked with a variety of shrubs and plants, along with a paved seating area. Also with the cottage comes a large brick built store.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage 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.

AIRBNB LINK: https://www.airbnb.co.uk/rooms/7574683?source_impression_id=p3_1748853314_P3YEMkCJjV2IBn3p

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

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: NOT REQUIRED.

VIEWING: By Prior Appointment with the selling agent.

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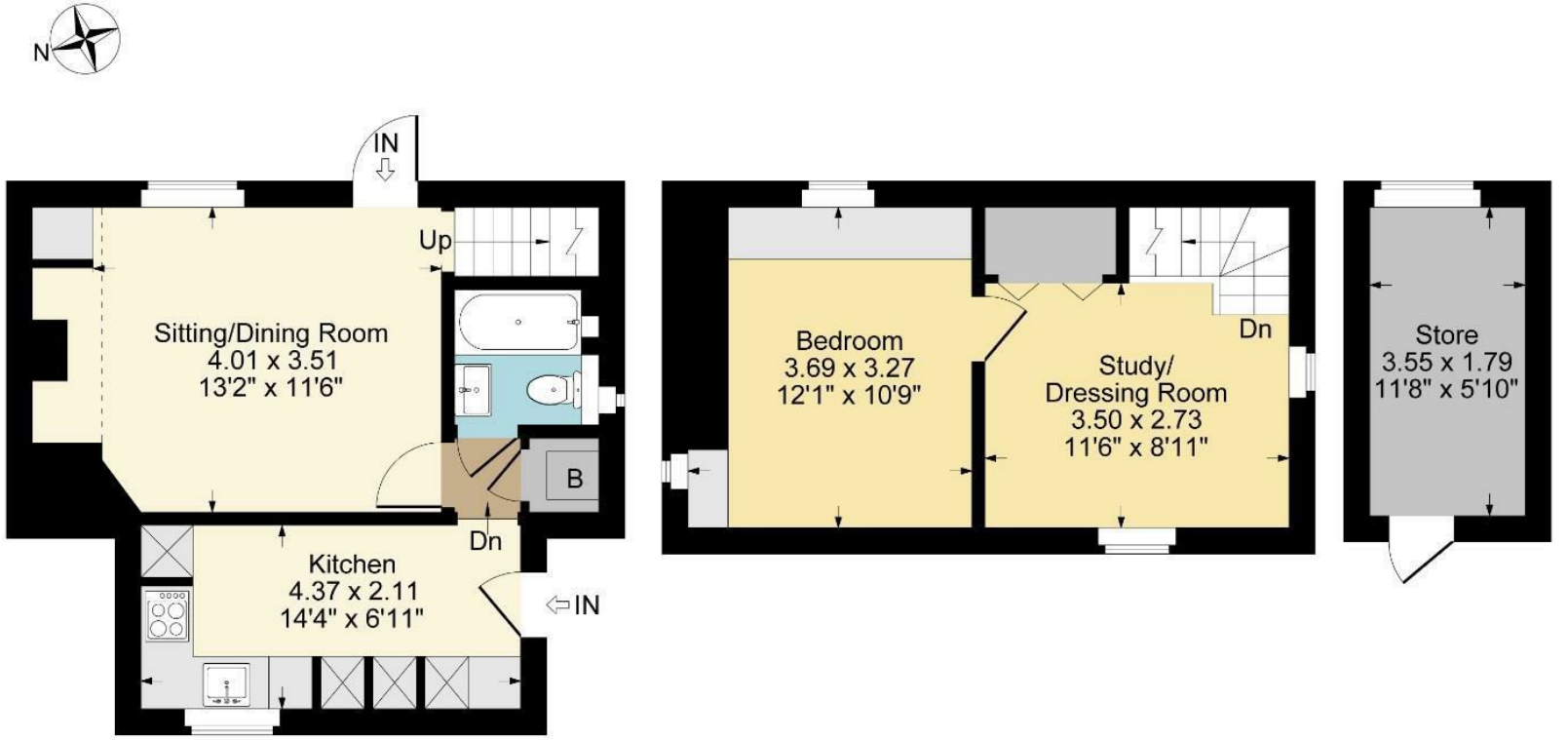

Approximate Gross Internal Area
Ground Floor = 32.76 sq m / 353 sq ft
First Floor = 24.25 sq m / 261 sq ft
Outbuilding = 6.35 sq m / 68 sq ft
Total Area = 63.36 sq m / 682 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

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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