

Peter Clarke

IN ASSOCIATION WITH

Winkworth



Millards House, Crimsote, Stratford-upon-Avon, CV37 8UE





LOT 1 - an attractive brick, stone and part timber clad riverside barn conversion, set in attractive gardens and grounds of just over half an acre (0.528). With the River Stour close by, the setting is absolutely beautiful. Extending to 2,711 sq.ft., the four bedroom, three bathroom accommodation (including two en suites), has an excellent sitting room, dining room, conservatory, kitchen/diner and utility. In the grounds is a beautiful Grade II listed dovecote (the house is excluded from curtilage listing). Raised vegetable beds, ample parking and turning, space for horse box/trailer, terrace adjoining sitting room and view up the hill, and over the pasture to the rear.

Offers based on £995,000

LOT 2 - an adjoining paddock extending to circa 6.89 acres available separately (not to be sold before Lot 1).

Offers based on £100,000





## LOT 1 MILLARDS HOUSE

### ACCOMMODATION

#### ENTRANCE HALL

Flagstone floor.

#### CLOAK/SHOWER ROOM

shower cubicle, wc, wash hand basin, also housing Grant boiler.

#### KITCHEN/DINER

Flagstone and quarry tiled floor, range of country cottage style units, granite work surfaces, two oven Aga, space for breakfast table and chairs, penninsular unit.

#### UTILITY ROOM

with plenty of storage cupboards and sink, tiled floor.

#### INNER HALL

#### CONSERVATORY

Stone floor, double glazed, view of the garden and grounds.

#### DINING ROOM

Flagstone floor and brick fireplace, window overlooking the green at the front, and superb view to rear.

#### SITTING ROOM

Exposed beams and stone fireplace, view as dining room. French doors to terrace and garden.

#### BEAMED LANDING

With an oak and glass staircase. Airing cupboard with Megaflo hot water tank off.

#### FOUR BEDROOMS

The main bedroom is triple aspect.





## TWO EN SUITES

## FAMILY BATHROOM

## OUTSIDE

Gated access leads off the village lane to a gravelled parking area and forecourt. Oil tank, discreet bin storage, etc. Raised kitchen beds.

## LISTED DOVECOTE

Of brick, stone and a vaulted beamed ceiling.

## LOT 2 ADJOINING AGRICULTURAL LAND

With two gated accesses, one at the bottom of the hill, one at the top, providing a fantastic established and mature setting for this wonderful barn, circa 6.89 acres. This is available separately (not to be sold before Lot 1), for £100,000.

## GENERAL INFORMATION

**TENURE:** The property and land are 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 and water are connected to the property. Private drainage system. However this should be checked by your solicitor before exchange of contracts. Oil fired central heating.

**AGENT'S NOTE:** 1. Millards House flooded in 1998 and 2007, and the then owners undertook extensive flood defences. The house has not flooded since. 2. Please note the sale is in two separate titles.

**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.

LISTED: Dovecote Yes, House No.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Jun26)

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

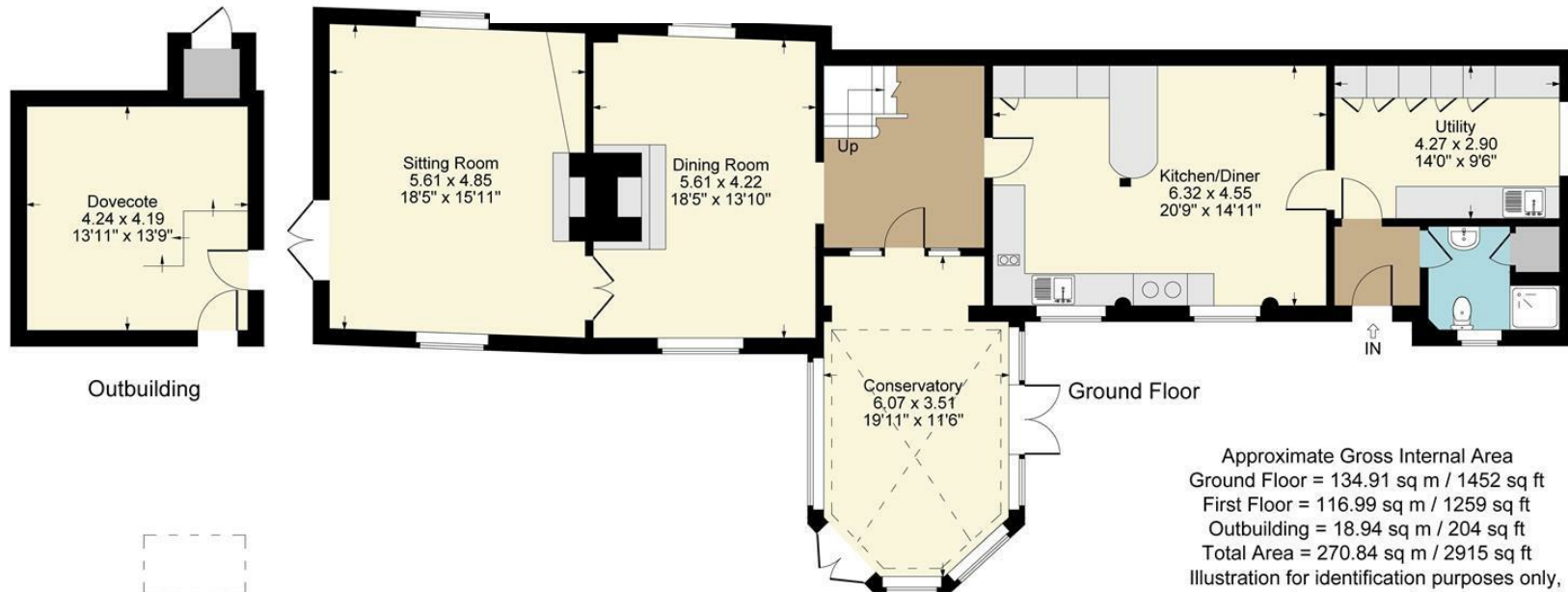
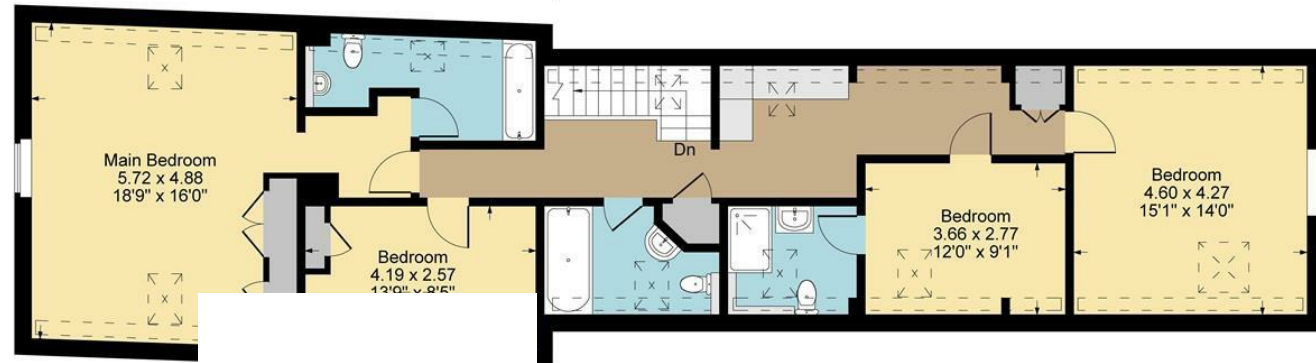
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.





# Millards House, Crimsote



 Denotes restricted head height

Approximate Gross Internal Area  
 Ground Floor = 134.91 sq m / 1452 sq ft  
 First Floor = 116.99 sq m / 1259 sq ft  
 Outbuilding = 18.94 sq m / 204 sq ft  
 Total Area = 270.84 sq m / 2915 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.





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

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT  
Tel: 01789 415444 | [stratford@peterclarke.co.uk](mailto:stratford@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)



Peter Clarke

IN ASSOCIATION WITH Winkworth