

Peter Clarke



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





An attractive brick, stone and part timber clad riverside barn conversion, set in attractive gardens and grounds. The property also has the benefit of an adjoining paddock, in all extending to circa 7.4 acres. With the River Stour at the foot of the paddock, the setting is absolutely beautiful. The land rises up Crimscode Hill, it affords fantastic views across the fields to Alderminster and beyond. 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.

- An attractive brick, stone and part timber clad riverside barn conversion with four bedrooms and three bathrooms
- Beautiful gardens and grounds, with an adjoining paddock, in all extending to circa 7.4 acres.
- Thought suitable for sheep, horses, smallholding
- Grade II listed dovecote within the grounds
- Ample parking and turning, including space for horse box/trailer
- Fantastic setting



Offers Over £1,100,000





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.

ADJOINING PADDOCK

With two gated access, one at the bottom of the hill, one at the top, providing a fantastic established and mature setting for this wonderful barn.

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 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.

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

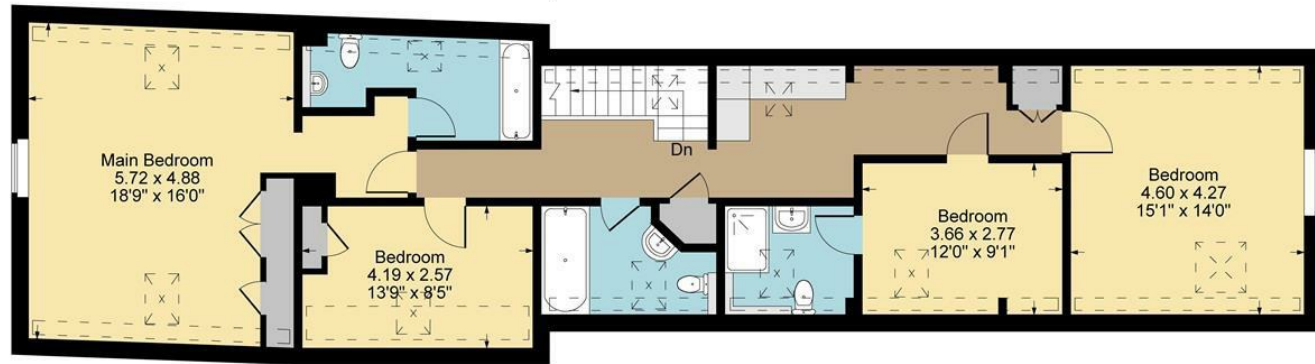
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E.
A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.





Millards House, Crimscombe



First Floor



Ground Floor

Outbuilding

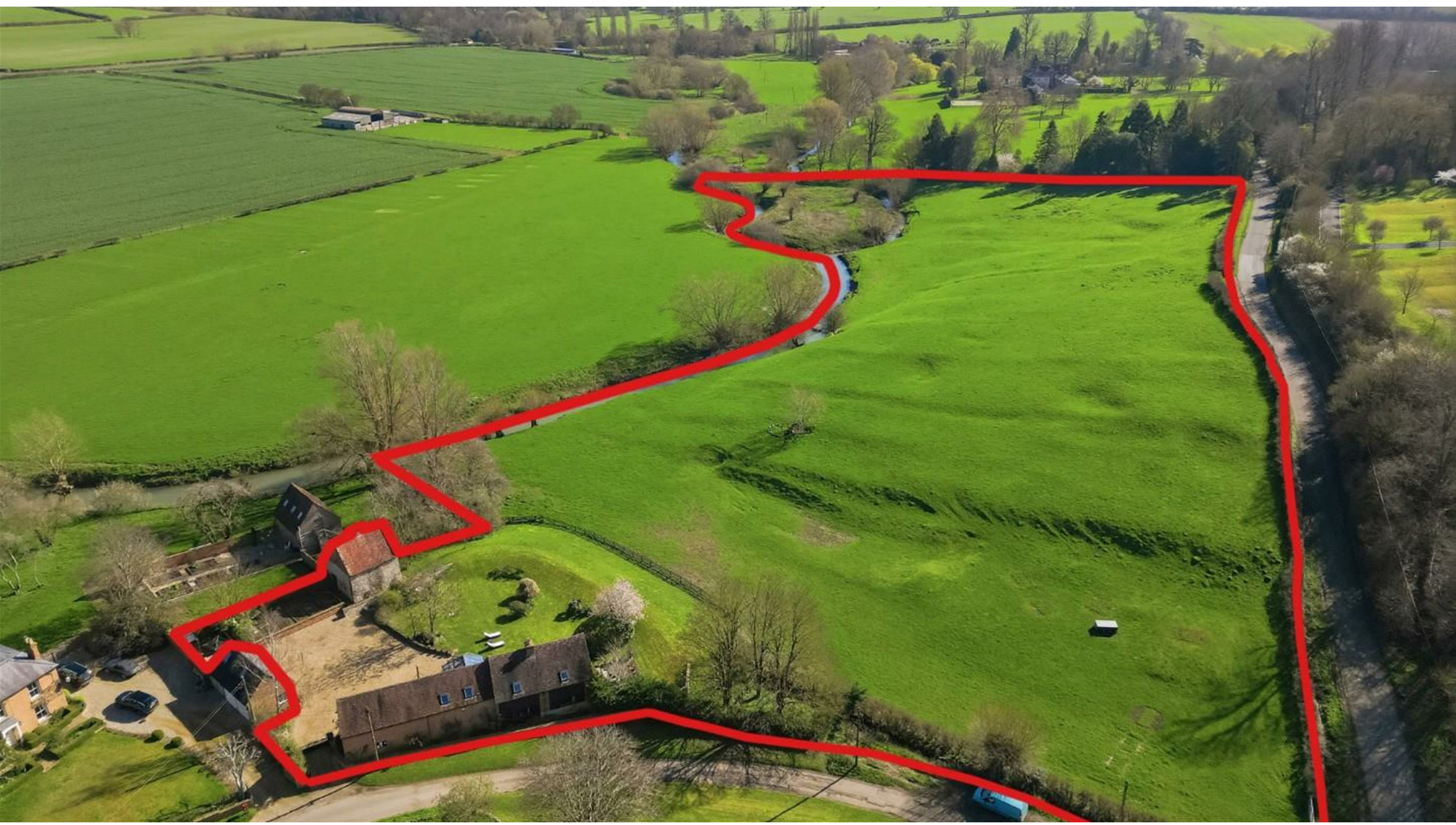
 Denotes restricted head height

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: 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.



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 | www.peterclarke.co.uk

Peter Clarke

