

Peter Clarke



Laburnum Cottage Church Street, Welford on Avon, Stratford-upon-Avon, CV37 8EJ

Laburnum Cottage, Welford-on-Avon



- Charming detached Grade II listed cottage
- 0.27 acre plot with beautifully kept cottage style gardens
- Sought after quiet part of the village close to the river
- Upgraded and painstakingly maintained by the current owners
- 2,381 sq.ft. of flexible space
- Large tandem garage with annexe over
- Many character features
- Superb inglenook fireplace with wood burning stove



Guide Price £775,000

Captivating Grade II listed detached cottage providing 2,381 sq.ft. including ANNEXE plus a double garage, on a 0.27 acre plot of beautifully kept cottage style private gardens, in this idyllic sought after part of the village. Felt to offer further potential subject to the normal conditions.

ACCOMMODATION

A solid oak front door leads to

VESTIBULE

with stone floor and seating.

SITTING ROOM

with dual aspect, bay window with window seat, inglenook with wood burning stove and timber over. Decorative door to large storage cupboard.

SNUG

with dual aspect, access to Worcester oil heating boiler.

KITCHEN/DINING ROOM

with bay window to front, dual aspect. Range of cupboards and work surface with sink, electric hob with oven and grill below, filter hood over, large pantry cupboard, flagstone floor.

INNER HALL

with stable door to rear having canopy porch over.

CLOAKROOM

with wc and wash basin, under stairs storage cupboard. Further storage cupboard.

STUDY/GROUND FLOOR BEDROOM FOUR

with wood effect floor.

UTILITY ROOM

with cupboards, sink, space and plumbing for washing machine, flagstone floor.

FIRST FLOOR LANDING

with oak floor and downlighters.

BEDROOM ONE

with dual aspect, built in wardrobe.

EN SUITE

with wc, wash basin and shower cubicle, stone tiling.

BEDROOM TWO

with dual aspect, two built in wardrobes.

BEDROOM THREE

with vaulted ceiling, exposed beams, dual aspect, built in airing cupboard and cupboard over.

BATHROOM

with wc, wash basin and bath, downlighters, access to roof space.

OUTSIDE

There is a lawned front garden with path to front door, pretty cottage style gardens, tarmacaded off road parking to side leading to







DETACHED DOUBLE TANDEM GARAGE

with double doors to front, power and light, three windows to side. Would make an excellent workshop/potential for home office. Rear external staircase leading to

ANNEXE

which has a large open plan bedroom/sitting area, sink and cupboards. Shower room with wc, wash basin and shower cubicle.

OUTSTANDING PRIVATE REAR GARDENS

With flagstone terraced seating area and feature well. Lawn with deep shrub and perennial planted borders with cottage style gardens with many fruit trees including large Bramley apple tree, and further mature trees. At the rear of the garden is a small orchard area with further apple trees, greenhouse and aviary.

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, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil heating to radiators.

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: NOT REQUIRED.

VIEWING: By Prior Appointment with the selling agent.

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