



Bay Tree Cottage,  
167 High Street, Henley-in-Arden, Warwickshire, B95 5BA  
Guide Price £275,000+ (Plus Fees)



***The above property will be offered for sale by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 21st October 2025 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (///glance.dance.rival).***

### Introduction

Offering this property for sale by public auction provides the market with a great opportunity to acquire a traditional Grade II listed cottage that dates from the late 1600s.

Located on the High Street, in the heart of the popular market town of Henley-in-Arden, the property offers excellent scope for modernisation and refurbishment, being ideal for those seeking somewhere to put their own "stamp" on and finish to their liking.

In brief, the accommodation comprises; three bedrooms, family bathroom, one reception room, dining kitchen, rear porch and downstairs WC. A single garage en bloc is also available to purchase at fixed price (more details below).

From the High Street, the timber front door opens into:

### Living Room

13'11" x 11'8" (into bay) (4.25m x 3.56m (into bay))

With exposed timber beams, bay window (with secondary glazing and built-in seat) to the front, feature fireplace with timber surround, inset gas fire and tiled hearth, alcove with fitted shelving and built-in cupboards, and radiator. Arched opening through to:

### Dining Kitchen

15'5" x 14'1" (4.70m x 4.31m)

With exposed timber beams, window to the rear, door leading to staircase rising to the first floor, door to understairs storage cupboard, feature Inglenook fireplace with chimney-style flue and timber beam over, fitted with a range of wall, drawer and base units with roll top work surfaces over, inset sink with mixer tap over, built-in "Bosch" oven, inset 4-ring gas hob with extractor hood over, space for a fridge-freezer, space and plumbing for a dishwasher, space and plumbing for a washing machine, cupboard housing the gas-fired "Glow-worm" central heating boiler, tiling to splashback areas, and radiator. Opening into:

### Rear Porch

With glazed timber door leading to the rear garden, and radiator. Door into:

### Downstairs WC

4'2" x 2'10" (1.28m x 0.88m)

With obscure glazed window to the rear, low level WC, wash hand basin, and tiling to splashback areas.

### First Floor Landing

With exposed timber beams, doors leading to two bedrooms, and a second set of steps leading to the other bedroom and family bathroom. Further door into:

### Airing Cupboard

Housing the hot water cylinder and with fitted shelving.

### Bedroom One

11'8" x 8'4" (3.58m x 2.56m)

With exposed timber beams, window to the rear, and radiator.

### Bedroom Two

13'5" x 7'1" (4.10m x 2.18m)

With window (with secondary glazing) to the front and radiator.

### Bedroom Three

9'4" x 8'0" (2.85m x 2.44m)

With exposed timber beams, window (with secondary glazing) to the front, built-in storage cupboard with fitted shelving, and radiator.

### Family Bathroom

9'3" (max) x 8'10" (2.84m (max) x 2.70m)

With hatch giving access to the loft, large skylight window to the rear elevation, 3-piece suite comprising; corner bath with "Triton" electric shower and mixer tap over, low level WC, vanity unit with inset wash hand basin and mixer tap over, built-in cupboards with hanging rail, fitted shelving and storage space over, tiling to splashback areas, and radiator.

### Rear Courtyard Garden

Paved patio with covered seating area and pedestrian timber gate to the side.

### Parking

On-road parking is available on the Henley-in-Arden High Street and all residential houses that front the High Street can buy up to 3 permits from the local authority at a cost of approximately £25 per permit (per annum), ensuring they can park 24 hours a day without charge or penalty.

### Single Garage En Bloc

The garage (Number 2) will be offered to the successful purchaser of Bay Tree Cottage at a fixed price of £25,000 (Twenty-Five Thousand Pounds Sterling).

## GENERAL INFORMATION

### Services

Prospective purchasers should make their own enquiries with the appropriate utility companies for the verification as to the availability (or otherwise) of services. That being said, we understand that mains drainage, electricity, gas and water are connected to the property, but none of these services have been tested.

### Authorities

National Grid ([www.nationalgrid.co.uk](http://www.nationalgrid.co.uk))  
Severn Trent Water ([www.stwater.co.uk](http://www.stwater.co.uk))  
Stratford-on-Avon District Council ([www.stratford.gov.uk](http://www.stratford.gov.uk))  
Warwickshire County Council ([www.warwickshire.gov.uk](http://www.warwickshire.gov.uk))

### Tenure and Possession

The property is Freehold, with a "Flying Freehold" over the first floor (as shaded and hatched red on the plan within these details). Vacant possession will be given upon completion, which is scheduled for 28 days after the auction i.e. 18th November 2025 (or earlier by mutual agreement).

It should be noted that the garage is Leasehold, with a new 99-year lease at a peppercorn ground rent.

### Fees

On the fall of the hammer, the successful purchaser will be required to sign the auction contract and pay a 10% deposit (minimum of £5,000) to the vendor's solicitors, together with an administration fee of £950 (plus VAT) to the auctioneers, which is to be paid whether the property is sold in the room on the night or prior to/post auction.

### Plans

Plans are shown for identification purposes (only).

### Viewing

Strictly by prior appointment with the auctioneers. Please call the office (01564 794 343 / 01789 330 915) to arrange a viewing.

### Directions

Post Code:  
B95 5BA

What3Words:  
///octopus.mascots.prettiest

### Vendor's Solicitors

A full auction pack is available from the vendor's solicitors:

Somerfield & Co  
33 Bore Street  
Lichfield  
WS13 6LZ

Acting: Ms Louise Stafford  
Email: [louisestafford@somerfieldandco.co.uk](mailto:louisestafford@somerfieldandco.co.uk)  
Telephone: 01543 258 067

### Conditions of Sale

The property will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale, which have been settled by the vendor's solicitor. These conditions may be inspected during the usual office hours at the offices of the vendor's solicitor mentioned in these sales particulars during the five days, exclusive of Saturday and Sunday, immediately before and exclusive of the day of the sale. The conditions may also be inspected in the Sale Room at the time of the sale, but they will not then be read. The purchaser shall be deemed to bid on those terms whether they have inspected the Conditions or not.

### Money Laundering

Money Laundering Regulations have been introduced by the government, affecting auctioneers, under the Proceeds of Crime Act 2002/Money Laundering Regulations 2007. To comply with this Act, we require all purchasers to pay the deposit by any of the following methods: Bank/Building Society Draft, Personal/Company Cheque. All purchasers will be required to provide proof of both their identity and current address and all parties intending to purchase any property must bring with them the following items: Full UK Passport or Photo Driving Licence (for identification), a recent Utility Bill, Council Tax Bill or Bank Statement (as proof of residential address). These should be presented to the vendor's solicitor when signing the contract.

### Agent's Note

The guide price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price and is subject to change prior to and up until the day of the auction. Any change in the guide price will reflect a change in the reserve (a figure below which the auctioneer will not be able to sell). The reserve can be expected to be set within the guide range or not more than 10% above a single figure guide (RICS Common Auction Conditions 7th Edition).

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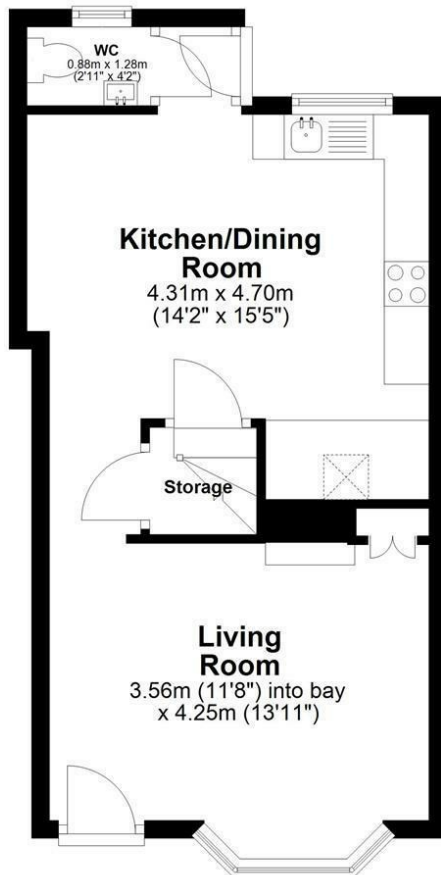






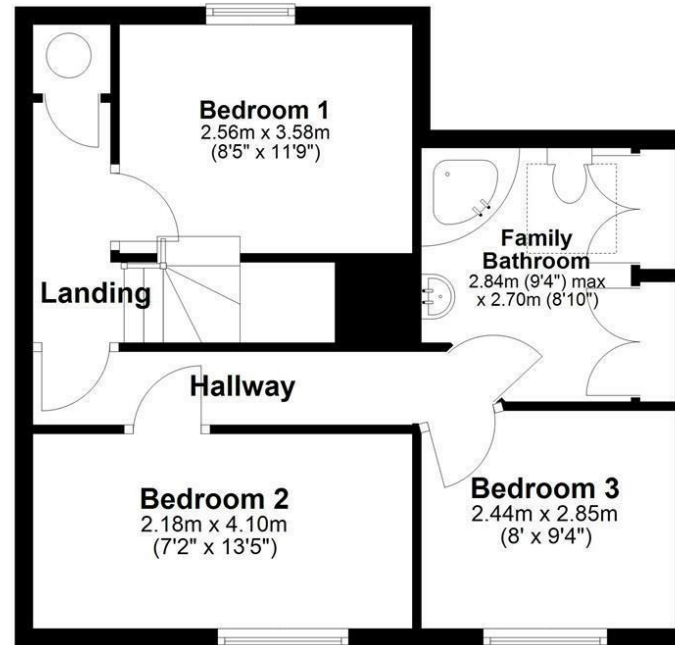
## Ground Floor

Approx. 35.7 sq. metres (384.4 sq. feet)



## First Floor

Approx. 45.0 sq. metres (484.8 sq. feet)



Total area: approx. 80.8 sq. metres (869.2 sq. feet)

