



**EARLES**  
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1 Owlets End,  
Barton, Bidford-On-Avon, Alcester, B50 4ND  
Guide Price £350,000+ (Plus Fees)

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: [info@earlesgroup.co.uk](mailto:info@earlesgroup.co.uk) - Telephone: 01564 794 343

**The above property will be offered for sale by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 17th March 2026  
at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (//glance.dance.rival).**

#### **Introduction**

1 Owlets End is a spacious barn conversion, a traditional red brick and tile former threshing barn, converted in the 1990s, being the end property (albeit terraced) in the charming hamlet of Barton.

Only a short drive to the east is Stratford upon Avon, the world renowned home of The Bard, William Shakespeare, has a wide range of shops, pubs, restaurants and cafes, together with the Royal Shakespeare Theatre and 'The Other Place'. Locally, the riverside village of Bidford on Avon has a number of small supermarkets, chemist and other shops, together with pubs and restaurants. Some 6 miles to the north is the market town of Alcester, which has a wide range of independent shops and a Waitrose supermarket, whilst to the south lie The Cotswold Hills, Chipping Campden (5 miles) and Broadway (6 miles).

There is excellent walking in the area along both public and permissive pathways through the Heart of England Forest. In the village itself is the characterful, historic Cottage of Content Grade II listed public house.

There are excellent communications to the national motorway network (M40 J15 and M42), whilst Stratford upon Avon railway station has trains on the North Warwick line to Birmingham (Moor Street and Snow Hill). Birmingham International Airport and future HS2 Hub are within easy driving distance. For those commuting to London, Honeybourne railway station on the newly upgraded Cotswold Line, lies approximately 2 miles to the south, with trains to Oxford, Reading (for Heathrow Airport) and London (Paddington).

The property, although requiring some updating in places, would, it is felt, offer purchasers the potential for either full time residency, holiday letting/AirBNB, or a 'lock up and leave' property for those wishing to avail themselves of the local facilities, the Royal Shakespeare Theatre and the North Cotswold Hills AONB. Early inspection is recommended.

With access both from the wide verge and path to the front and also from the rear courtyard, the property is approached up steps to

Timber panelled front door with glazed side screens, opening into the

#### **Large Entrance Hall**

10'9" x 7'11" (max) (3.30m x 2.43m (max))

With wood effect flooring, single panel radiator, stairs rising to the first floor.

#### **Ground Floor W.C.**

With low level macerator W.C., pedestal wash hand basin, tiled splash back, wood effect flooring.

Double glazed door to

#### **Dining/Sitting Area**

8' x 7'10" (2.44m x 2.39m)

With window to front aspect, single panel radiator, wood effect flooring, exposed ceiling timbers.

Doorway opening to

#### **Dining Room**

10'7" x 7'10" (3.23m x 2.39m)

With window to rear aspect, single panel radiator, wood effect flooring, exposed ceiling timbers.

Step up to

#### **Sitting Room**

19'5" x 10'8" (5.92m x 3.25m)

Window to front aspect, french doors to rear and garden, feature gas fire in Cotswold stone surround and hearth, exposed ceiling timbers.

From the Dining Room, a door opens into the

#### **Kitchen**

10'9" x 10'7" (3.28m x 3.23m)

With window and part glazed rear door to courtyard garden, large range of wall and base units with work surfaces over, stainless steel single drainer sink with mixer taps and tiled splash back, cooker hood with built in Bosch gas hob and electric oven, integrated fridge freezer, space for washing machine and dishwasher, double panel radiator.

From the Entrance Hall, an easy going staircase with quarter turn rises to the

#### **First Floor Landing**

With window to front aspect, single panel radiator, airing cupboard and exposed wall timbers.

Doors radiate to

#### **Master Bedroom One**

15'7" x 10'11" (4.75m x 3.33m)

With window to front elevation, single panel radiator, door to

#### **En-Suite Shower Room**

10'11" x 3'4" (3.33m x 1.04m)

With obscure glazed window to rear elevation, shower cubicle with Mira shower over, low level close coupled W.C., wash hand basin set within vanity unit, antique style towel rail radiator.

#### **Bedroom Two**

10'9" (max) x 10'7" (max) (3.30m (max) x 3.23m (max))

Window to rear elevation, fitted with mirror fronted double wardrobes, single panel radiator.

#### **Bedroom Three**

8'9" x 8'3" (2.67m x 2.51m)

Window to front elevation, single panel radiator.

#### **Family Bathroom**

8'5" (max) x 6'5" (max) (2.59m (max) x 1.97m (max))

Obscure glazed window to rear elevation, low level close coupled W.C., pedestal wash hand basin, panelled bath with telephone handset shower, single panel radiator.

#### **Courtyard Garden**

To the rear of the property is a very private, fenced and walled courtyard garden, with raised beds and borders, gravelled and part paved. Located within the garden is the concealed LPG storage tank. Outside water tap and power points.

Pedestrian door to

#### **Garage**

17'5" x 9'3" (internal) (5.33m x 2.82m (internal))

With up-and-over door, power and lighting, and rear pedestrian access.

Covered pedestrian access to the side of the garage leads into the courtyard garden.

To the front of the garage is a paved parking area, giving access to the rear courtyard, sweeping around to the rear of the barns and accessing further properties in the former farmyard.

## GENERAL INFORMATION

### Services

It is believed that mains electricity, water and drainage are connected to the property. Space heating, hot water and cooking are via an LPG system.

### Authorities

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

### Tenure and Possession

The property is freehold and vacant possession will be given upon completion, scheduled for 28 days after the auction i.e. Tuesday 14th April 2026 (or earlier by mutual agreement). On the fall of the hammer, the successful purchaser will be required to sign the auction contract and pay a 10% (minimum £5,000) deposit to the vendor's solicitors, together with an administration fee of £950 + VAT to the auctioneers, if the property is sold in the room on the night, prior to or post auction.

### Fixtures and Fittings

All those items mentioned in these particulars will be included in the sale; others (if any) are specifically excluded.

### Rights of Way and Easements

The property is subject to all rights of way and easements that may exist.

### Broadband and Mobile Coverage

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1800 Mbps and a predicted highest available upload speed of 220 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone).

EE - Good Outdoor  
O2 - Variable Outdoor  
Three - Good Outdoor  
Vodafone - Variable Outdoor

For more information, please visit: <https://checker.ofcom.org.uk/>.

### Vendors' Solicitors

A full auction pack will be available from:  
Wallace, Robinson & Morgan

4 Drury Lane  
Solihull  
West Midlands  
B91 3BD

Acting: Mr Tim Langford  
Email: [timlangford@wallacerobinson.co.uk](mailto:timlangford@wallacerobinson.co.uk)  
Telephone: 0121 705 7571

### Viewing

Strictly by prior appointment only through the auctioneers, Earles, Henley-in-Arden. Tel: 01564 794 343.

### Directions

From the centre of Stratford upon Avon and the east, take the B439 Evesham Road west to Bidford on Avon. At the centre of the village, turn left at the roundabout onto the B4085 Honeybourne Road, pass over the traffic lights and the River Avon bridge. Take the next left into Welford Road (signposted to Barton). Upon entering the village, the property will be found directly in front of you, indicated by the Earles auction boards.

From Birmingham, Alcester and the north (together with Evesham and the south west), take the A435/A46 dual carriageway to Salford Priors. Turn le' at the roundabout onto the B439 Salford Road. In the centre of Bidford on Avon, turn right at the roundabout and follow the directions as above.

From The Cotswolds, Chipping Campden and the south, take the B4035 to Aston Sub Edge, bearing left onto the B4632, towards Weston Sub Edge. In the centre of the village turn right onto the B4035, signposted to Bretforton, and at the crossroads turn right into Icknield Street, signposted to Honeybourne and Bidford on Avon. Pass through Honeybourne village, over the Cotswold railway line by the station, and after approximately 3 miles and at the crossroads, turn right, signposted to Barton, where the property will be found as above.

Postcode: B50 4ND

What3Words: refrained.stopped.dots

### 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 he shall 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 Dra', 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.

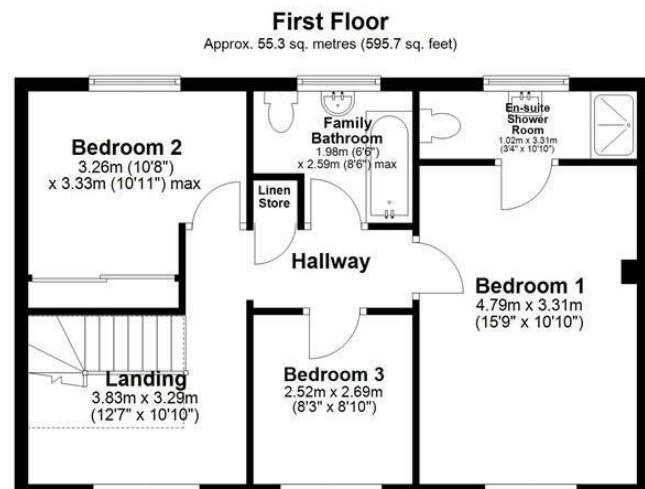
### Agent's Note

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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Total area: approx. 124.2 sq. metres (1337.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
81		66	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

