



East Side, North Littleton, WR11 8QW

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

**** BURSTING WITH CHARACTER - OVER 1,500sqft ****

A beautifully appointed Grade II listed barn conversion dating from the 17th century, positioned in a courtyard setting within a conservation area. Orchard Tithe Barn offers a wealth of character features including exposed beams, stone work and vaulted ceilings. The barn now combines quaint period charm whilst also ticking the boxes of contemporary living. The property comprises; hall, w/c, living room, kitchen/diner and utility. Upstairs benefits from THREE bedrooms and family bathroom, two of which are spacious DOUBLE bedrooms. The main bedroom benefits from en suite and fitted wardrobes. A hugely desirable aspect to the home is shared ownership to the beautiful Orchard accessed by the rear of the property.

The finer points

- The focal point of the downstairs accommodation is the large L-shaped kitchen diner, with separate utility, which is a great family room and informal entertaining space.
- There is a welcoming sitting room with feature stonework and dual windows.
- Refitted downstairs cloakroom.
- The character continues upstairs as the staircase and landing also enjoy exposed feature stonework, original beams with the landing area boasting an open plan study.
- There are three bedrooms; two are doubles with fitted storage.
- The master features an en suite shower room in addition to the three piece family bathroom.
- Outside the property is approached via a shared gravel driveway that leads to an oak framed open garage and additional parking.
- The enclosed low maintenance rear garden, accessed from the kitchen via a stable door, borders a traditional orchard that provides a stunning outlook and a rural feel.
- The larger front garden currently features fruit trees and raised bed





Key Features

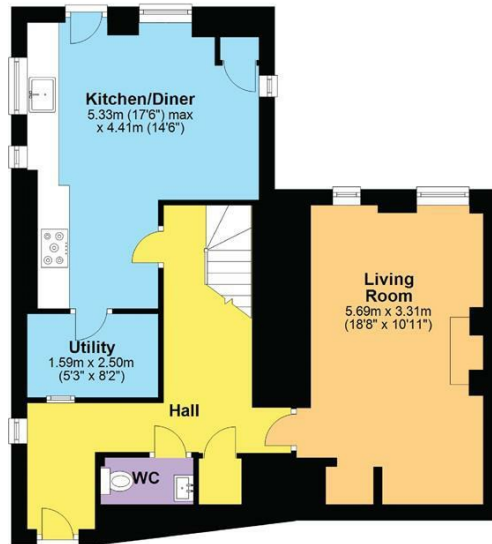
- THREE BEDROOMS
- TWO BATHROOMS
- GRADE II LISTED
- TRANQUIL LOCATION
- SMALL DEVELOPMENT
- BURSTING WITH CHARACTER
- OVER 1,500sqft
- CAR PORT

**Offers In Excess Of
£395,000**

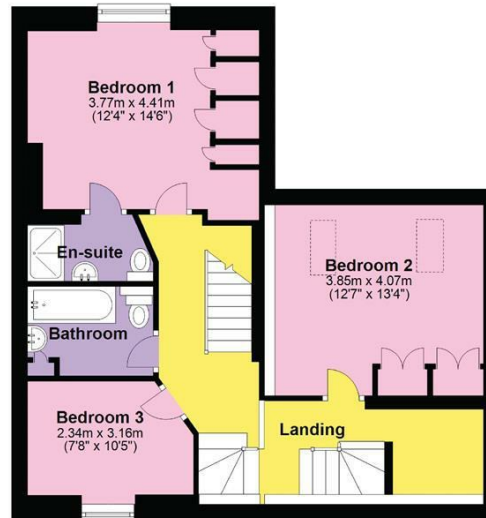




Ground Floor
Approx. 80.6 sq. metres (867.4 sq. feet)



First Floor
Approx. 64.7 sq. metres (696.5 sq. feet)



Total area: approx. 145.3 sq. metres (1563.9 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



EPC Rating -

Tenure - Freehold

Council Tax Band - E

Local Authority
Wychavon

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a viewing on this property please call 01386 444900

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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