



New Street, Shipston-On-Stour, CV36 4EW

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

The Property

***GREAT HOLIDAY INVESTMENT -
CHAIN FREE - BEAUTIFULLY
PRESENTED TOWNHOUSE***

This is a rare opportunity to acquire an architecturally unique, substantial Grade II listed property.

The property is run by its current owners as a thriving and established premium holiday let which benefits from its prime central location within the town. Its geographical positioning on the south Warwickshire / North Cotswolds borders affords year round popularity and high demand due to its close proximity to Stratford-upon-Avon and the Cotswolds.

Set up to accommodate eight+ guests across three floors, this rare sale also offers potential buyers a unique investment opportunity. The kitchen includes all integrated appliances. The property is therefore ready for owner occupiers, as a second home or for investment potential.

Additional information on rental and occupancy rates and potential return on investment is available for bona fide interested parties only, via Sheldon Bosley Knight.





Key Features

- GRADE II LISTED TOWNHOUSE DATING BACK TO CIRCA 1820
- TWO RECEPTION ROOMS
- THREE BATH/SHOWER ROOMS
- BEAUTIFUL COUNTRY STYLE KITCHEN / BREAKFAST ROOM
- FOUR DOUBLE BEDROOMS
- COURTYARD GARDEN
- CLOSE TO AMENITIES
- LOCATED WITHIN THE SHIPSTON-ON-STOUR CONSERVATION AREA
- EPC = E

On the ground floor is an elegant dining room with open fireplace and period features. Opposite is a relaxing and cosy lounge with gas stove. To the rear of the property is a fully equipped kitchen with informal dining area with a shower room and WC leading off. A handy utility room leads to a tidy rear courtyard.

On the first floor is a luxurious main bathroom and three bedrooms. The main bedroom is a romantic double-bedded room with dual aspect windows.

On the second floor is a spacious open plan attic room with a seating area and luxury wash facilities. It has pleasant dual aspect views of the church tower and roofscape towards the Cotswold countryside.

The property dates back to Circa 1820 and included many original features that have been beautifully retained.

Agents Note

This property is Grade II Listed for its Special Architectural or Historic Interest and is located within the Shipston-On-Stour Conservation Area.

Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Stratford-On-Avon District Council

Council Tax Band: We understand that the property is currently Council Tax Exempt.

EPC Rating: E

Location

Shipston-On-Stour is a historic market town situated in the southern tip of Warwickshire in an area of undulating farmland close by the Cotswold Hills along the Gloucestershire and Oxfordshire borders. It provides the local shopping centre for many surrounding villages and has a predominantly Georgian High Street which benefits from being away from through traffic. The town also has both a Primary and Secondary School, medical centre and cottage hospital, library and several sports clubs.

Local Places Of Interest

Batsford Arboretum (8 miles), Blenheim Palace (20 miles), Broadway Tower (11 miles), Daylesford Farm (11 miles), Hidcote Manor (8 miles), Kiftsgate Court Gardens (8 miles), The Rollright Stones (8 miles) Sezincote Garden and House (10 miles), Snowhill Manor (13 miles) and Stratford-Upon-Avon's Royal Shakespeare & Swan Theatres (12 miles).

Holiday Let Information

The property is currently being run as a thriving and well established premium holiday let which benefits from its prime central location within the town. Its geographical positioning on the south Warwickshire / North Cotswolds borders affords year round popularity and high demand due to its close proximity to Stratford-upon-Avon and the Cotswolds.

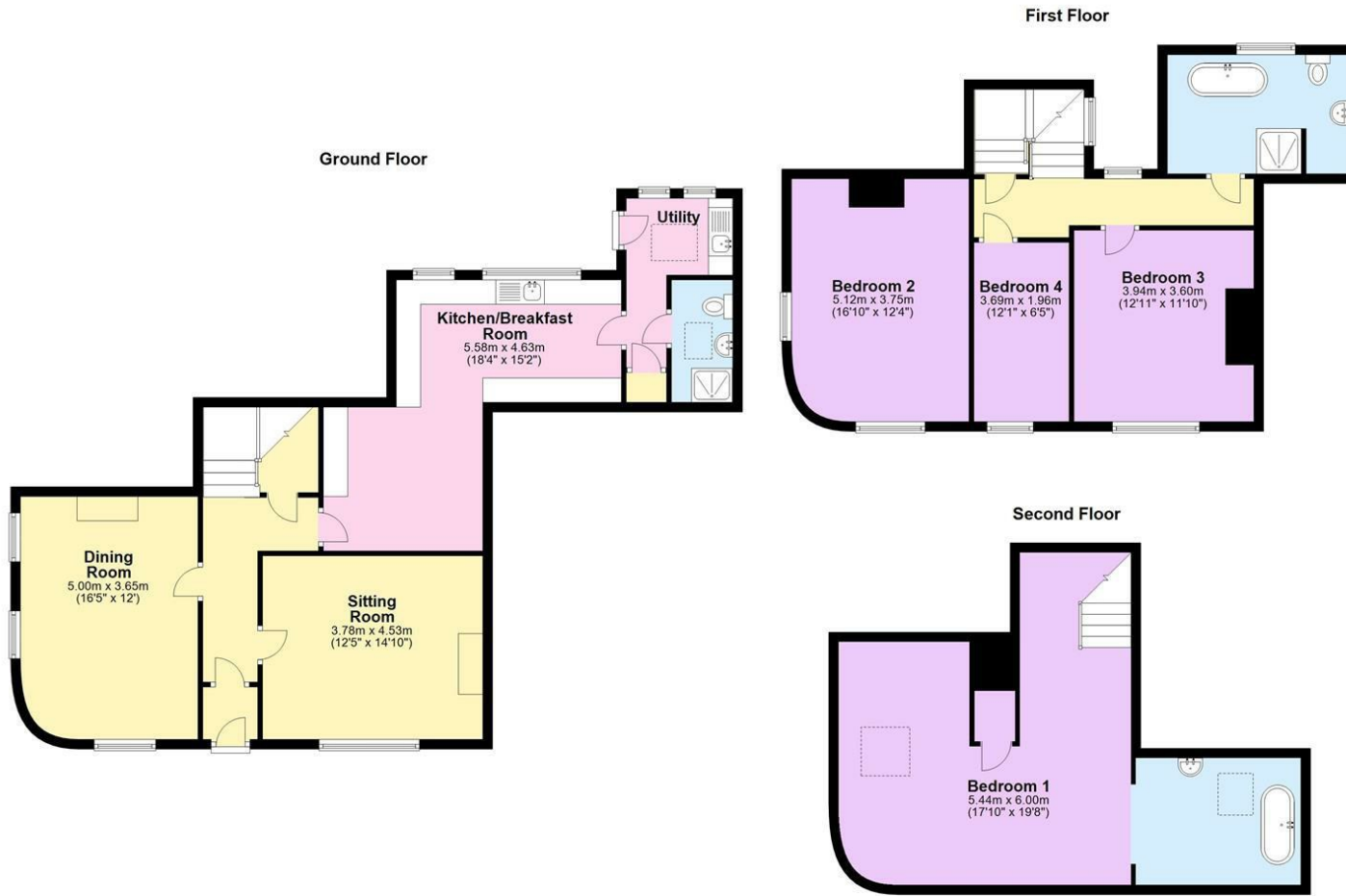
Please find below the glowing reviews for one hundred of the holidayers who have enjoyed this beautiful property.







Floorplan



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 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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