



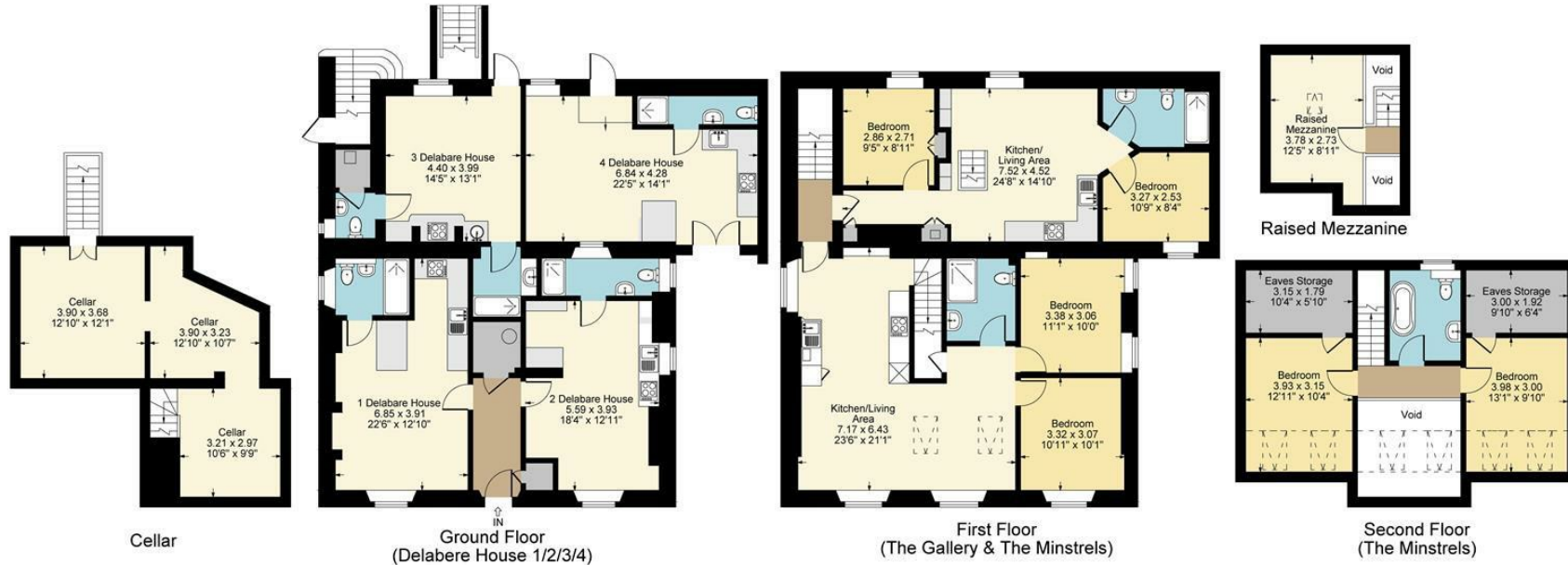
Peter Clarke



Delabere House, New Road, Moreton in Marsh, GL56 0AS



### Delabere House, Moreton-in-Marsh



Approximate Gross Internal Area  
 Cellar = 37.64 sq m / 405 sq ft  
 1 Delabere House = 34.78 sq m / 374 sq ft  
 2 Delabere House = 34.33 sq m / 370 sq ft  
 3 Delabere House = 25.09 sq m / 270 sq ft  
 4 Delabere House = 29.65 sq m / 319 sq ft  
 The Gallery = 68.11 sq m / 733 sq ft  
 The Minstrels = 125.34 sq m / 1349 sq ft  
 Total Area = 354.94 sq m / 3820 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



- Substantial former hotel
- G.I.A. 3,820 sq.ft. inc cellar
- Town centre investment
- Company sale via Delabere House Ltd
- Owner occupier / AirBnB / long or short lets
- Valuable passive income
- Stylish refurbishment
- 4 studios, 1 x 4 bed duplex / 1 x 2 bed apartment
- Direct train to London from adjacent station
- Vacant possession, ready to create income

£995,000

A substantial period stone and brick former hotel having been extensively refurbished and remodelled to provide six exceptional letting units. Thought entirely suitable for owner occupiers and investors seeking valuable passive income via long or short term lets/holiday let/AirBnB. The property comprises 6 units including four ground floor studios, one 2 bedroom first floor apartment and one 4 bedroom duplex apartment. Located in the heart of this historic Cotswold market town, the property is adjacent to the railway station, which has direct trains to London, and has elegant period features including flagstone floors, sash windows, fireplaces, exposed beams and excellent ceiling heights, plus new kitchens, bathrooms, carpets, decorations, brushed steel sockets and the majority of the units with replacement column style radiators. With vacant possession, it is ready to create excellent income, projected rents available.

## ACCOMMODATION

### THE STUDIOS

Entering the property through the front door leads to a

#### FLAGSTONE ENTRANCE HALL

with a fuse box, meters cupboard and large airing cupboard with Cyclone hot water tank serving the studios.

#### STUDIO ONE (LEFT HAND SIDE)

All the studios have bright spacious bed/sitting rooms with excellent new kitchens and bathrooms, tiling and decorations. This unit has a handsome fireplace and new fitted Kitchen with stainless steel sink, tiled splashbacks, fridge, dishwasher, oven, hob, hood and in this one, a peninsular breakfast bar unit. En Suite Shower Room, newly fitted with white suite of wc, pedestal wash hand basin and oversized shower and screen.

#### STUDIO TWO (RIGHT HAND SIDE)

As before, including En Suite Shower Room, attractive original fitted shelves.

#### STUDIO THREE (REAR LEFT HAND SIDE)

with a glazed door to it's own gated courtyard garden to front. En Suite Shower Room.

#### STUDIO FOUR (REAR RIGHT HAND SIDE)

As before, but with Separate Fitted Cloakroom, and Separate

Shower Room with oversized shower, screen and wash hand basin to fitted cupboard. New Worcester boiler (behind the panel). [Note: a planning application has been made to regularise the use of this studio and our clients are confident that it will be granted shortly.]

#### FIRST FLOOR

An external staircase with under stairs meters and fuse box cupboard, leads up to a PIR lit "Porch". Off to the left is the unit known as,

#### THE GALLERY

Entrance hall with fuse box cupboard, boiler cupboard incorporating Glow Worm combi boiler, large Kitchen/Sitting/Dining Room including appliances as before, bookcases, exposed beams. Bedroom 1 with exposed beams. Adjoining Shower Room as before. Bedroom 2 with wardrobes and off the first floor is a pull down ladder leading to Raised Mezzanine, which is carpeted, decorated and very useful extra space.

#### THE MINSTRELS

Kitchen as before, open to superb Sitting/Dining Room with minstrel style gallery over, exposed beams, useful under stairs store cupboard, part shelved. Shower Room with good sized shower cubicle. Two Bedrooms and further two second floor Bedrooms with Bathroom having freestanding tub, wc, wash hand basin and tiled floor.







## OUTSIDE

The shared approach to the rear courtyard has recently been completely gravelled. There are three allocated parking spaces, external sockets, salt bin and gated metal stairs leading down to the Cellar.

## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold and is sold via the company, Delabere House Ltd. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating via three boilers.

**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:** To be re-assessed as either Council Tax or Business Rates.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** A full copy of the EPC is available at the office if required.

**AGENTS DECLARATION:** In accordance with legislation, the Agent wishes to declare and make prospective buyers aware that a partner of Peter Clarke & Co. LLP is related to the directors of Delabere House Ltd. If any further information is required please do not hesitate to connect the Agent's office. We also recommend independent advice is sought if required.

**VIEWING:** By Prior Appointment with the selling agent.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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