



**Turnpike Cottages Weethley, Alcester, B49 5ND**

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS



A Superb plot & Over 2,500sq.ft of versatile Family Accommodation

# Key Features

- A Truly Stunning Family Residence
- Additional Well Appointed Self Contained Lodge No Onwards Chain
- Outstanding Countryside Views
- Over 2,500sq.ft. Of Living Accommodation
- Incredible Business Opportunity As A B&B Or Holiday Lets.
- 4 Bedrooms, Master Suite With En Suite Shower.
- Beautifully Appointed And Tastefully Decorated Throughout.
- Large Driveway And Beautifully Landscaped Extensive Garden Grounds.
- Grade II Listed With Period Features Throughout
- Internal Inspection Absolutely Essential To Property Appreciate All This Property Has To Offer.

**Tenure - Freehold**

**Council Tax Band - D**

**Local Authority - Stratford-Upon-Avon**

**Offers Around  
£875,000**





## The Property

Here is a truly unique and rare opportunity to acquire a simply delightful Grade II listed detached residence, situated within the picturesque village of Weethley, which is set on the outskirts of the popular Ragley Hall Estate. The property has a wealth of character and original features dating back in part to the 17th century, occupying mature grounds with far reaching countryside views. Internal inspection is absolutely essential to really appreciate this tasteful and immaculately presented home, occupying just over 2,500 sqft of accommodation. The property is sold with no onwards chain and has the added benefit of a separate self-contained detached dwelling being currently utilised as a very profitable Holiday Let, which briefly comprises; Entrance hall, well equipped kitchen with built in appliances, living combined dining room, a double bedroom, a shower-room and a converted loft room with beautiful countryside views.

The main house accommodation briefly comprises; a feature porch with built in storage, dining room, a comfortable living room with a feature log burner, study, separate sitting room with an original fireplace, downstairs shower room, farmhouse style breakfast kitchen with a separate utility room. To the first floor there is a balcony landing, four bedrooms, the master bedroom having shower-room en-suite, a family bathroom with a separate W/C. The residence sits in a plot of about three quarters of an acre with a gated driveway providing ample parking spaces, a mature garden with a number of seating areas and countryside views, a good size garage and a free standing brick built store.

Overall this is a most impressive residence incorporating many pleasing features. Viewing of this stunning family home is highly recommended to truly appreciate all it has to offer.

## Location

Weethley is in the Stratford-upon-Avon district of the county and is a small hamlet situated within the Ragley Hall Estate land. It has a beautiful Church of St James which was rebuilt in 1857 and is situated approximately three miles from Alcester along the Ridgeway between Redditch and Evesham and approximately 8 Miles from Stratford-upon-Avon, which is Internationally famous as the birthplace of William Shakespeare, and home to the Royal Shakespeare Theatre and attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities. The town is ideally placed for access to the M40, other major road and rail networks, and Birmingham International Airport.

## Turnpike Cottage

### Ground Floor

#### Porch

Dining Room  
15'5" x 10'2"

Living Room  
17'2" x 16'7"

Study  
4'4" x 12'0"

Sitting Room  
14'5" x 16'7"

Shower Room  
3'11" x 8'10"

Kitchen  
16'10" x 13'5"

Utility Room  
4'0" x 4'4"





#### First Floor

Master Bedroom  
11'10" x 16'7"

Master En-suite  
7'0" x 4'5"

Second Bedroom  
11'10" x 16'7"

Third Bedroom  
9'3" x 10'11"

Fourth Bedroom  
7'3" x 10'11"

Family Bathroom  
7'0" x 7'10"

#### Self Contained Detached Dwelling

Offering a wealth of versatility, this self contained dwelling has heating, power and lighting throughout and briefly comprises a fully equipped kitchen, separate sitting/dining room, a double bedroom, shower room and a converted loft room with beautiful countryside views, all finished to a great standard.

Living Combined Dining Room  
16'10" x 9'3"

Kitchen  
9'4" x 7'11"

Bedroom  
9'7" x 8'9"

Shower-room  
6'11" x 4'11"

Loft Room  
8'11" x 9'7"

Garage  
16'10" x 9'2"













**To view this beautiful home, please call  
Sheldon Bosley Knight Stratford-upon-Avon on 01789 387887**

# Floorplan



Total area: approx. 243.5 sq. metres (2621.3 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.

# 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](http://sheldonbosleyknight.co.uk)



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LETTINGS

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