



Front Street, Ilmington, CV36 4QP

**SHELDON
BOSLEY
KNIGHT**

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Property Description

A charming 2-bedroom Cotswold stone, period cottage located in the heart of this popular village, just a short walk from the village shop, inns, primary school, and park.

Having been sympathetically restored by the current owners the cottage now provides characterful accommodation with a modern twist. As you enter, you will find yourself in the cosy sitting room with a lovely window seat, making it an ideal spot for a dining table. A wood-burning stove is surrounded by an exposed brick fireplace with a storage cupboard to one side and shelves to the other. Flagstone tiles extend throughout the ground floor to the kitchen at the rear, which features modern fitted units, space for a large fridge freezer and slimline dishwasher, and plenty of natural light coming in from the double doors out to the garden. There is also a handy side door, leading to a covered storage area outside.

There is a beautiful downstairs bathroom with a shower over the bath and WC. Every little nook has been thoughtfully utilised in the cottage, with an understairs utility cupboard to house a washer/dryer and useful drawers built into the stairs.

An elm staircase leads to the main bedroom with a vaulted ceiling, original floorboards, an exposed brick chimney, and useful over-stair storage accessed via a ladder, offering pretty views over neighbouring fields. The second bedroom is a smaller double and has a cupboard housing the immersion tank.

Outside to the rear, there is a westerly-facing patio and decked area, perfect for enjoying the afternoon and evening sun, along with a pretty lawned cottage garden. An insulated summerhouse/home office at the bottom of the garden offers a tranquil place to work or relax, while tucked away at the end of the garden is a brick-built store, a larger storage shed, and two smaller wooden sheds.



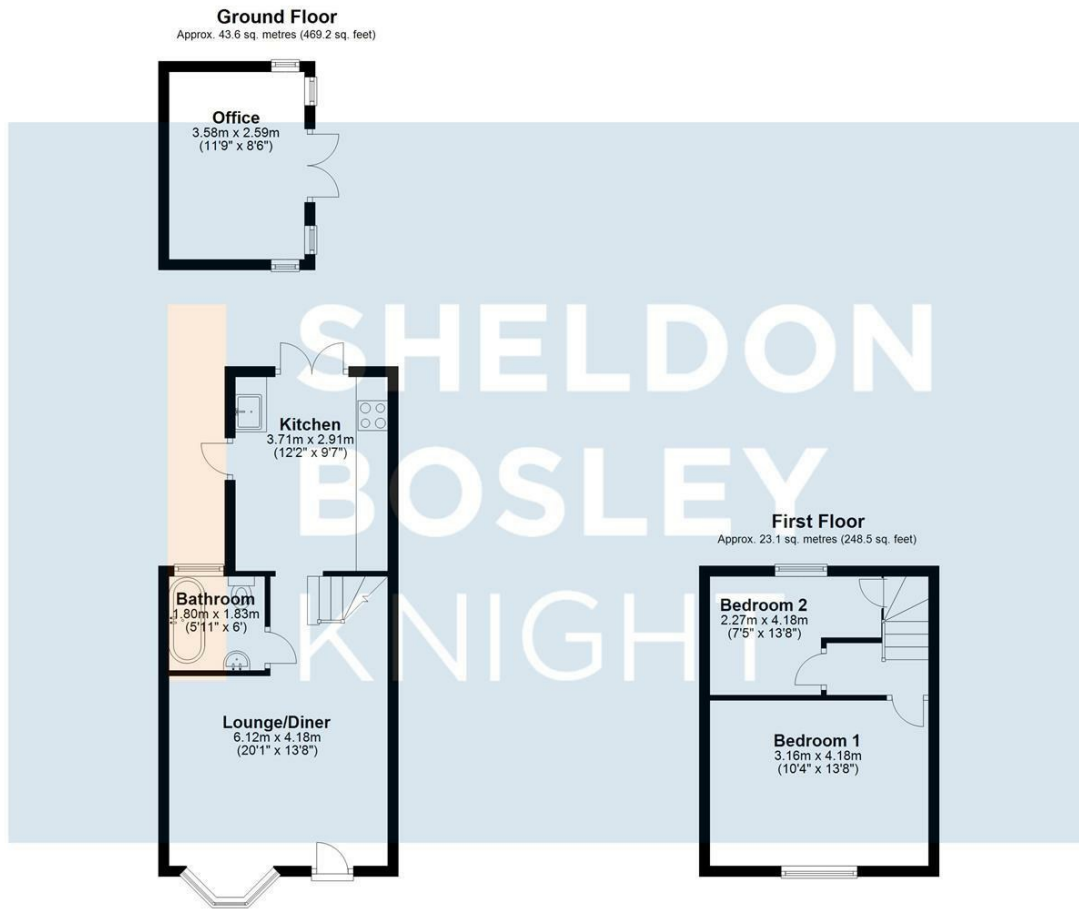


Key Features

- Desirable Cotswold village with award winning pub
- Beams, exposed floorboards & fireplace with woodburning stove
- Main bedroom with vaulted ceiling
- Westerly facing rear garden
- Garden home office/ summer house
- Various outside storage sheds
- Village primary school & play park
- Community Shop
- Countryside walks from the doorstep
- Pretty views across the village and fields

Price Guide
£400,000





Total area: approx. 66.7 sq. metres (717.6 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only. Plan produced using PlanUp.



EPC Rating - F

Tenure - Freehold

Council Tax Band - C

Local Authority
Stratford-on-Avon District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

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 01608 661666

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

sheldonbosleyknight.co.uk



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