



DM & Co.
— SALES & LETTINGS —

Sherbourne Hill Warwick, CV35 8AG

Hill Crest, dating back to the 1700's, formally two Blacksmiths cottages and forge, is now a spacious and characterful four bedroom cottage with the most outstanding open views to the Avon Valley. Offering huge potential as a family home, and with it previously being a thriving B & B, there is also commercial potential (STPP).



DETAILS

Your Text Here



OUTSIDE

Your Text Here



GENERAL INFORMATION

Planning Permission & Building Regulations:

It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.

Tenure: Freehold.

Services: All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Local Authority: Stratford Upon Avon District Council.

Council Tax Band: A.

OTHER SERVICES

DM & Co. Homes are pleased to offer the following services:-

Residential Lettings: If you are considering letting your property, please contact the office on 0121 775 0101, Option 2.

Mortgage Services: If you would like advice on the best mortgages available, please contact us on 0121 775 0101.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

FEATURES

- Detached Period Cottage
- Outstanding Open Views To The Avon Valley
- Approximately 0.75 Acre Plot
- Four Reception Rooms
- Four Bedrooms & Four Bathrooms
- Garage & Outbuildings
- Conveniently Located Between Warwick & Stratford
- Huge Development Potential
- Potential Commercial Use (STPP)
- Previously Bed & Breakfast Business

SIZE

Total - 2441.10 sq ft

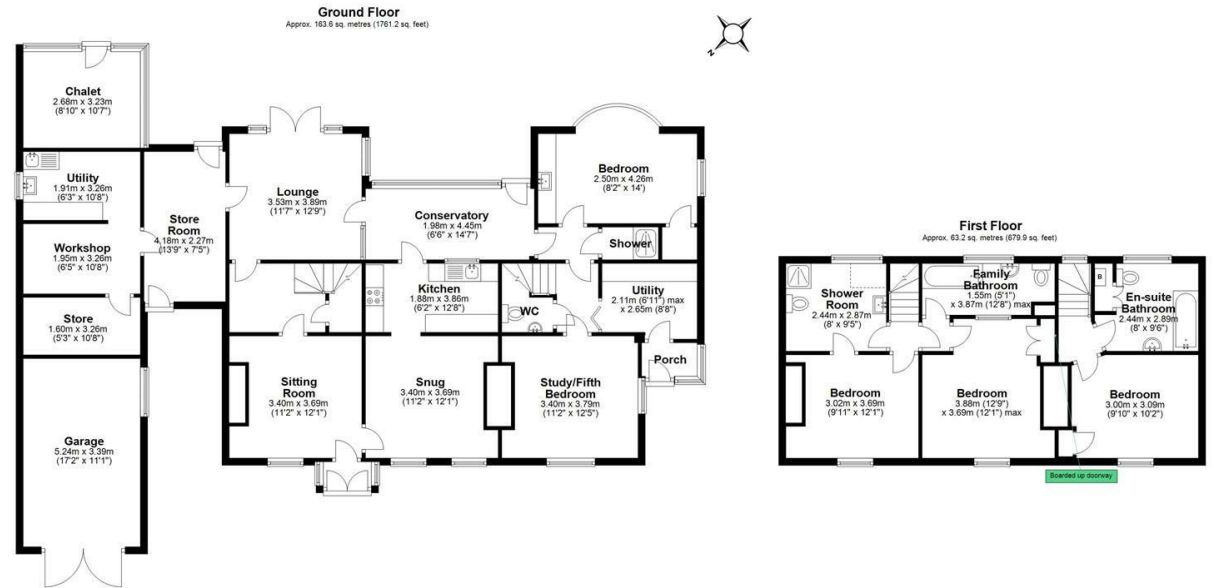
VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

📞 01564 777 314

@ dorrige@dmandcohomes.co.uk

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Total area: approx. 226.8 sq. metres (2441.1 sq. feet)

This floor plan is for illustration purposes only. It is not intended to be a measurement-based survey or comply with NICE guidelines. All measurements including total floor area, openings, orientation and floor area are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		45	70
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			