



Mouse Cottage, High Street, Henley In Arden. B95 5BA

Guide Price £240,000

Hawkins & Patterson
ESTATE AGENTS

☎ Solihull 0121 705 1515
Henley-in-Arden 01564 795 757

🌐 sales@hawkinspatterson.com
www.hawkinspatterson.com

📍 110 High Street, Henley-in-Arden,
Warwickshire, B95 5BS

Mouse Cottage, High Street, Henley In Arden. B95 5BA

A real rare and unique property has become available in the centre of Henley In Arden. This Medieval, 16th Century cottage will make you feel like you are in a real life novel. Two bedrooms, refitted shower room, attractive lounge, refitted dining kitchen, beautiful private courtyard garden, off road parking space and no chain.

For sale on 26 September 2024

The National Property Auction will be broadcast live on our website and open to remote bidding online, on the phone and by proxy. Registration for bidding will close at 5pm the day before the auction. The auction will commence at 09:00.

EPC not required due to listed status

ENTRANCE PASSAGEWAY

From the High Street entrance passageway proceeds down towards the garden and also to the side entrance which leads into;

KITCHEN/ DINING ROOM - 4.9m x 2.57m (16'1" x 8'5")

Beautifully appointed and refitted kitchen with ample base, wall and drawer units, butcher block worksurfaces, one and a half sink drainer with mixer tap, integrated fridge built in AEG electric oven and hob with extractor over, AEG washer/ dryer and AEG dishwasher. Twin Georgian style windows, attractive original beams, ceiling downlights, Central heating boiler and radiator, ample space for a breakfast/ dining table, stairs to the first floor with understairs cupboard housing frost free freezer.

ATTRACTIVE LOUNGE - 3.78m x 2.34m (12'5" x 7'8")

Feature inglenook fireplace, tiled hearth and Multi-fuel stove fire (negotiable), Georgian style bay window to front with secondary glazing and window seat and storage beneath, original exposed beams and central heating radiator.





ON THE FIRST FLOOR

Split level dog legged staircase, two floor to ceiling storage cupboards with storage baskets, original exposed beams and attractive brickwork and doors off to;

BEDROOM ONE - 3.18m x 2.34m (10'5" x 7'8")

Georgian style window to front with secondary glazing, original exposed beams and central heating radiator.

BEDROOM TWO - 2.08m x 2.01m (6'10" x 6'7")

Georgian style window to rear with secondary glazing, ceiling downlights, built in storage cupboard/ wardrobe and original exposed beams.

REFITTED SHOWER ROOM - 2.06m x 1.65m (6'9" x 5'5")

Bespoke fitted unit with shelving, lighting, mirror and freestanding bowl basin and mixer tap, WC, walkin double shower enclosure, chromed heated towel rail, original exposed beams.

BEAUTIFUL COURTYARD GARDEN

Accessed via the gate from the shared passageway, raised, well stocked flower and shrubbery beds.

DESIGNATED PARKING SPACE

Space for one vehicle to the rear of the property which is accessed via Stylers Walk. Yearly charge £150.00.





Terms: Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type. Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees:

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

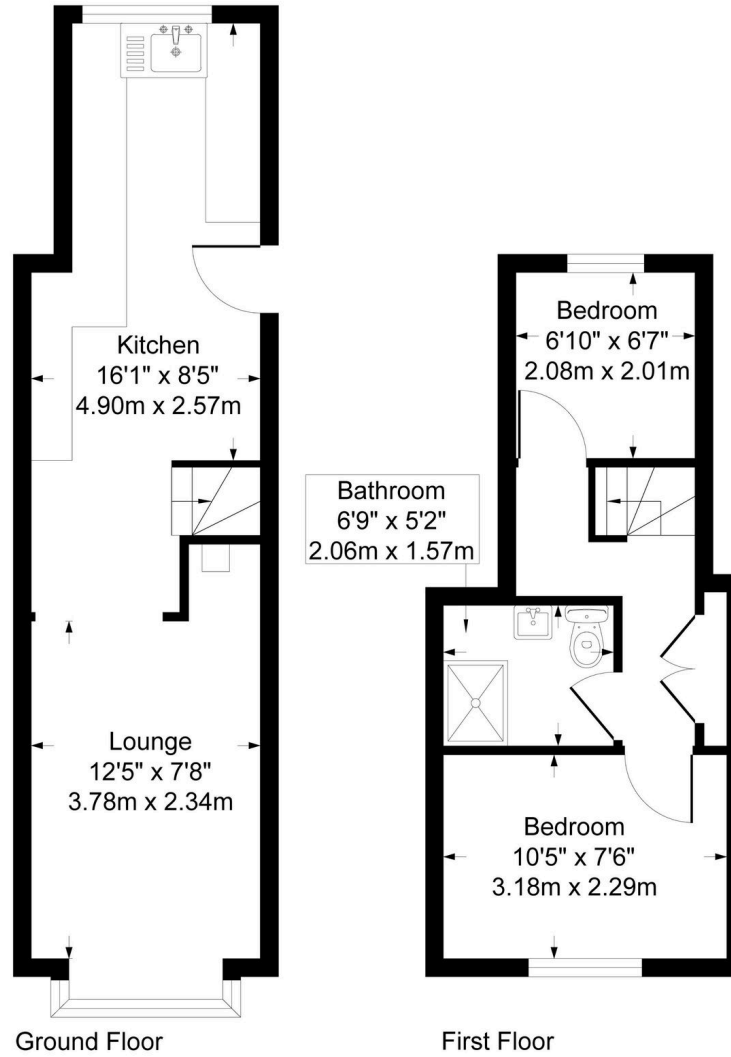
There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.



Approximate Gross Internal Area
501 sq ft - 47 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.