



Shire Pool Cottage, Goldicote

Stratford-Upon-Avon, CV37 7NQ

In Excess of £475,000



Tucked away in the charming hamlet of Goldicote, just moments from Stratford-upon-Avon, this beautiful, former cowshed now a converted barn conversion presents a delightful country home that blends traditional character with modern practicality. Boasting two double bedrooms, two bathrooms, double garage with studio/office and shower room above and ample parking, this property would suit retirees and professionals alike. The property is being offered for sale with no onward chain.

Stepping inside, you are welcomed by a reception hall that forms the heart of the home. First on your right you enter the breakfast kitchen room. This is a spacious room and enjoys dual aspect windows. There is space to accommodate a small dining table for casual dining or the perfect spot to enjoy your morning coffee and a catch up with friends. The kitchen is fitted with painted shaker style units and complimentary worksurfaces over with inset electric hob and built-in oven beneath. There is space for all appliances and Karndean flooring completes the look.

First on the left, off the hallway, is the second bedroom that enjoys a view over the courtyard setting to the front. This room can easily accommodate a king size bed and has plenty of space for additional furniture.



Further along on the opposite side is the family bathroom being fitted with a three-piece white suite which is in keeping to the style of the property and has a bath with shower attachment off taps and also has waterproof Karndean flooring.



Back into the hallway and straight ahead you are welcomed into the wonderful living dining room. Your eye is immediately drawn to the impressive, exposed brick inglenook fireplace with log burner, a great discussion and focal point to the room. You can really imagine this room coming alive on those special occasions, being a social layout there is ample space for sofa and chairs to be placed in front of the fire to snuggle down on a winters night and enjoy looking into the glowing embers of the fire and there is also space enough for a dining table for more formal conversation. This room also enjoys dual aspect windows and French doors to the rear, that frames views over the garden and surrounding countryside. Exposed ceiling beams adds further charm to this room and a loft hatch gives access to the loft space via a loft ladder, which has been converted ideal for those working from home, the current owner utilises this space as an office and storage space.

The hallway has a built-in storage cupboard useful for stowing away coats and the Hoover and stairs rise to the first-floor landing. The fitted flooring is Karndean, so can withstand plenty of footfall.

Heading upstairs, the home continues to impress. The master bedroom is a tranquil retreat having space enough for the largest of beds and has plenty of fitted wardrobes, aiding in keeping the room decluttered, complemented by its own en-suite shower room which is fitted to a high specification with an added touch of luxury having Quartz top over the vanity unit.





Outside, there is a pretty garden which is landscaped to offer low maintenance. There are areas of wood effect paving creating a seating area. Most of the garden is stone covered and has plenty of space to have pots to add a splash of colour all year around. There is an evergreen hedge and planted borders. A highlight of the garden is the original cattle weighing machine, giving a reminder of the heritage of the property and there is a side gate.

To the front of the property the stone covered courtyard has allocated parking spaces for the residents within this courtyard setting and this property benefits with having an allocated parking space on the left as you enter.

Across from the properties over the private road there are a row of garages. This property benefits with having a double garage and a further two parking spaces in front. There are two up and over action doors, power and lighting. A staircase ascends to the loft conversion above where there is a studio/office area with eaves storage, which is complemented by having a three-piece shower room.

Set within a peaceful rural setting, Shire Pool Cottage offers the best of both worlds – a private countryside retreat with the cultural and historical charm of Stratford-upon-Avon just a short drive away.



Tenure: Freehold

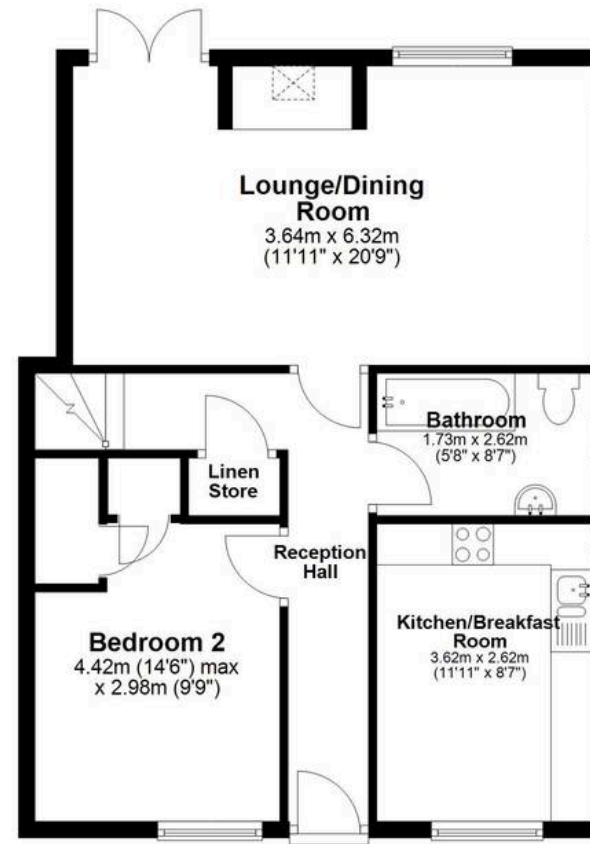
EPC Rating: D

Council Tax Band: F

Estate Charge: approx. £600 for BioDisc sewerage treatment plant

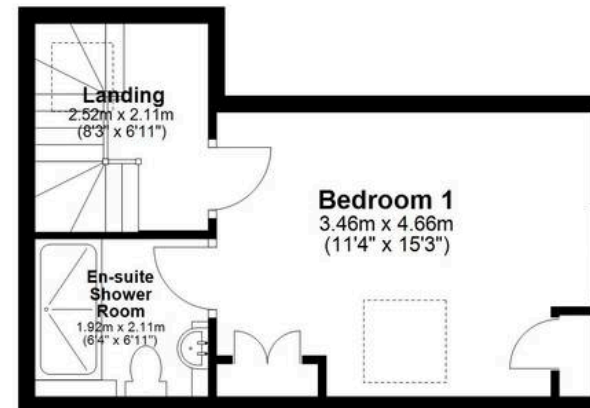
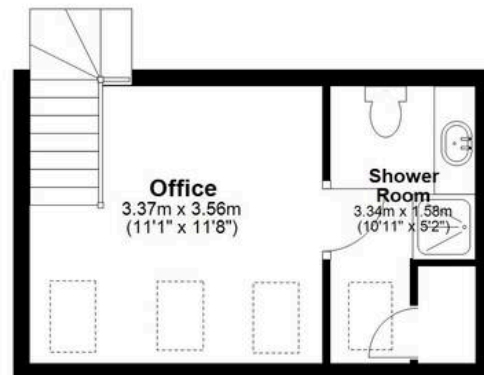
Ground Floor

Approx. 92.2 sq. metres (992.3 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.0 sq. feet)



Total area: approx. 135.8 sq. metres (1462.2 sq. feet)





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