



Shire Cottage

Littleworth Farm | Honington | Shipston-on-Stour | CV36 5EL

FINE & COUNTRY

Seller Insight

“ The barns were gifted to me by my late parents, they were dairy farmers and the barns were known to me since childhood, each having its own purpose and each having its own lifetime of memories.

When I received them they were derelict, having fallen into disrepair as they had fallen out of use many years before. I spent a time while caring for my parents, planning what to do with the barns, I knew one was to be my home and I also knew that the other two would make ideal second homes or holiday lets at some point in the future.

I've spent the last two years redeveloping them. Shire Cottage I've had rebuilt from the ground up using the original bricks by local craft and tradesmen. My vision was to develop them with a contemporary feel yet retaining the outward look and shape of the original barns.

Each of the barns has a wonderful aspect, filling with natural light, catching the sunrises to the east in the mornings and bathing in the golden glow of the sun as it sets over the hills to the west.

The barns open-plan interiors are filled with natural light, creating a warm and airy feel. They are both fitted out with contemporary, fully fitted and integrated shaker style kitchens, air source underfloor heating, handmade windows and the Calf Pens especially with bespoke Crittall windows to both the east and west aspect. I've fitted LVT flooring throughout with stylish white sanitary wear in the bathrooms and en-suites.

The barns are located close to the thriving market town of Shipston-on-Stour, with its many amenities, shops restaurants and pubs. Close by is also Stratford-upon-Avon. The most important aspect of Shire Cottage and Calf Pens is their location, set in the stunning Warwickshire countryside.

Having grown up and spent my life here, the surrounding countryside offers miles of endless walks and chances to explore the beautiful countryside.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Shire Cottage

Exquisite property with stunning Warwickshire countryside views.

Set in a picturesque rural location, this beautifully converted former shire horse stable offers exceptional and stylish accommodation. Thoughtfully designed over two floors, the property features an open-plan living room/kitchen/dining area, along with a downstairs cloakroom and utility room. The two generously sized bedrooms and large family bathroom complete this well-appointed home. The property benefits from a private patio garden at the rear, perfect for relaxation and entertaining. The meticulous "back to brick" rebuild has retained the charm of its agricultural past, seamlessly blending history with modern living. This property would make an ideal second home country retreat or investment property.

Ground Floor

Lounge

This elegant lounge offers a spacious, light-filled atmosphere with a neutral color palette that enhances the sense of openness. The room benefits from large windows that invite ample natural light, highlighting the clean lines and modern finishes. The layout is designed to maximise both comfort and functionality, creating a perfect setting for relaxation or entertaining. The sleek luxury wood effect flooring adds warmth and character to this sophisticated living space.

Kitchen

This stunning bespoke kitchen features clean, minimalist cabinetry with a light, neutral palette, creating a bright and airy feel. The spacious countertop offers ample workspace, while the integrated oven and hob are seamlessly designed for both functionality and elegance. Open shelving adds a practical yet stylish touch, perfect for displaying kitchenware or decor. A well-positioned window brings in natural light, enhancing the warmth and inviting atmosphere of the space.

First Floor

First Floor Bedrooms

The bedrooms have a light and airy feel to them with recessed ceiling lights complimented by large skylights and window allowing natural light to flood the space. The smooth luxury wood effect flooring adds warmth and elegance.

Bathroom

This beautifully appointed bathroom features a sleek, modern design with elegant marble-effect tiles and a luxurious curved glass shower enclosure. The neutral color scheme enhances the sense of space and serenity, while the large skylight floods the room with natural light, creating a bright and tranquil ambiance. The high-quality fixtures and contemporary fittings add a touch of sophistication to this thoughtfully designed space.







Step outside

Shire Cottage

Outside

The rear of the property has a charming outdoor space and is perfect for relaxing and entertaining. Featuring stylishly paved flooring and bordered by a modern wooden fence, the area offers privacy and tranquility and is an ideal low-maintenance garden. With direct access from the house via a light-coloured side door, this secluded patio area is perfect for al fresco dining or simply enjoying the fresh air in a peaceful setting. The expansive gravelled area at the front of the property offers a practical and low-maintenance solution, providing ample space for parking. The gravel contrasts beautifully with the brick and timber façade of the home, enhancing its rustic appeal while also ensuring easy upkeep and durability. Ideal for those seeking a generous outdoor area that requires minimal care.

Location

Located on the outskirts of the charming hamlet of Honington and just three miles from the bustling market town of Shipston-on-Stour, this property is ideally situated. Shipston-on-Stour boasts a variety of cafes, restaurants, and popular pubs, including The George Townhouse and The Bower House, renowned for their excellent food and drink.

Stratford-upon-Avon, the birthplace of Shakespeare, is just a 20-minute drive away. Visitors can enjoy a leisurely River Avon cruise while exploring the town's rich history and stunning canals.

Services, Utilities & Property Information

Utilities – Mains electricity, water and drainage.

Tenure – Managed Freehold

Property Type – Link detached

Construction Type – Standard – red brick

Council Tax – Stratford-on-Avon District Council

Council Tax Band D

Parking – Two designated off-road parking spaces

Mobile phone coverage – 4G mobile signal is available in the area - we advise you to check with your provider.

Internet connection – Currently this information is not available - we advise you to check with your provider.

Special Notes – There will be a service charge which is estimated to be circa £1,200 per annum – please ask the agent for further details.

Directions - what3words ///hillsides.carbon.gamble

Viewing Arrangements

Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 07979 648748 or 01608 619919.

Website

For more information visit <https://www.fineandcountry.co.uk/cotswolds-estate-agents>



The Shires Cottage, Little Worth Farm, St Denis, Honington, CV36 5EL

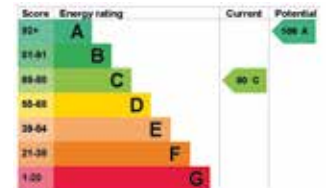


Ground Floor
Approx. 50.0 sq. metres (538.7 sq. feet)



First Floor
Approx. 42.5 sq. metres (457.5 sq. feet)

Total area: approx. 92.5 sq. metres (996.1 sq. feet)



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 8329850. Registered Office: 121 Park Lane, Mayfair, London, W1K 7AG. Printed 29.08.2024



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