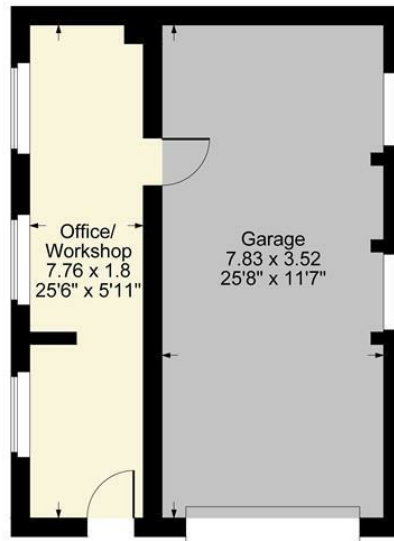


Peter Clarke

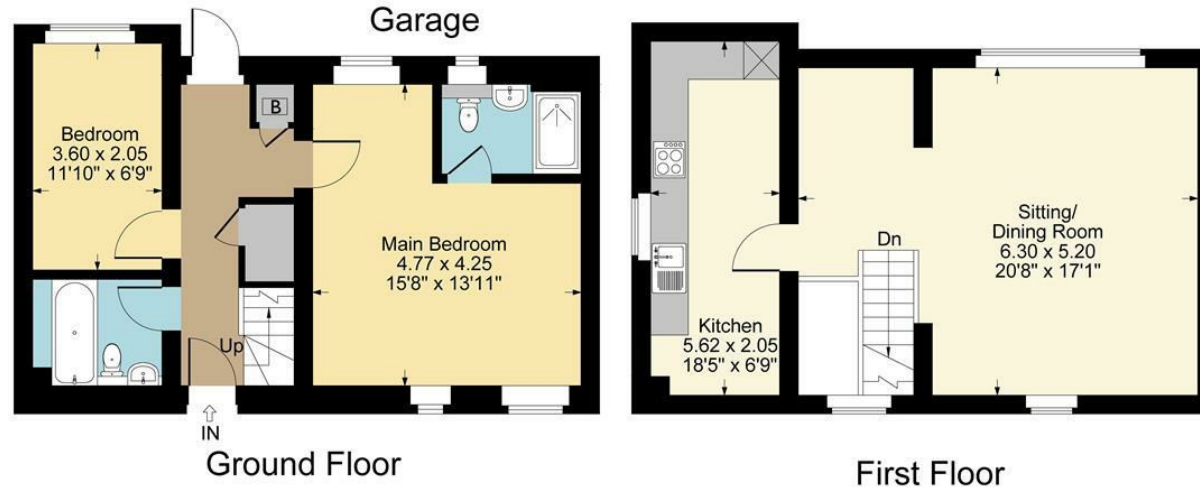


The Stable Church Road, Norton Lindsey, CV35 8JE

The Stable, Norton Lindsey



Approximate Gross Internal Area
Ground Floor = 43.03 sq m / 463 sq ft
First Floor = 46.10 sq m / 496 sq ft
Garage = 44.00 sq m / 473 sq ft
Total Area = 133.13 sq m / 1432 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



- A beautiful brick built stable conversion
- Situated in a quiet, secluded tucked-away position
- G.I.A. 1,432 sq.ft. (including garage)
- Two bedrooms, two bathrooms and superb sitting and dining room
- Recently replaced bespoke kitchen
- Superb detached garaging and workshop thought suitable for a variety of uses (STPP)
- Charming and character accommodation



Offers Based On £490,000

Located in an outstanding position, a beautiful brick built stable conversion in a quiet, secluded tucked away enclave. Situated beside the historic Holy Trinity Church, the property extends to G.I.A. 1,432 sq.ft. (inc garage), of fabulous reverse level living. Two bedrooms, two bathrooms, superb sitting room and dining room and a bespoke replacement kitchen in fairly recent years. The boiler has been replaced as well as the bathrooms, and the property is now presented for sale. An enclosed terrace and garden sits to the rear of the property and of particular note is the superb detached garaging and workshop. This is thought to offer considerable potential for the future, including conversion to ancillary accommodation, a work from home solution, Airbnb investment, extra family accommodation, or more ambitious plans to separate it from the main dwelling, subject to planning. In short, well positioned, charming, character accommodation of a good size with the considerable benefit of the detached garaging presenting enormous scope.

ACCOMMODATION

A front door opens to

ENTRANCE HALL

with under stairs cupboard and stairs to first floor. Airing cupboard with replacement oil fired central heating boiler. Door to rear terrace and garden.

BEDROOM ONE

A superb double room overlooking the garden to the rear and courtyard to the front.

EN SUITE SHOWER ROOM

with wc, wash hand basin to built in cupboard, shower.

BEDROOM TWO

An excellent guest bedroom.

BATHROOM

with wc, wash hand basin to built in cupboard, bath and shower over.

FIRST FLOOR

Stairs rise from the entrance hall to the first floor.

DINING ROOM

with exposed beams, hatch to roof space and open to the

VERY SPACIOUS SITTING ROOM

with dormer window to rear overlooking the garden, exposed beams. A bright and sunny room.

KITCHEN

with a custom made range of base and wall cupboard and drawer solid units with granite working surfaces, stainless steel sink, Neff dishwasher, integrated fridge, integrated freezer, electric hob with stainless steel hood, Indesit washer/dryer and John Lewis stainless steel oven.

OUTSIDE

Approaching the property from the village road, proceed up Church Road and a shared private driveway accesses the property. Immediately before The Stables is a parking apron in front of







DETACHED GARAGING

A really useful building of a good size, presently arranged as a deep garage and workshop beside, but with excellent pitch on the roof and having enormous potential for a variety of uses including ancillary accommodation to let on a long or short term basis, Airbnb, work from home solution or studio of some sort (all subject to any necessary planning permission). Electrically operated roller shutter door, personnel door and oil fired central heating tank.

Across the parking area is a right of way for other properties in the terrace to access their rear gardens, but this is separate from the gated access into the

REAR GARDEN

with a terrace immediately adjoining, mainly lawned gardens beyond and a pergola at the foot of the garden.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil fired central heating (boiler located in airing cupboard).

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
Tel: 01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

