

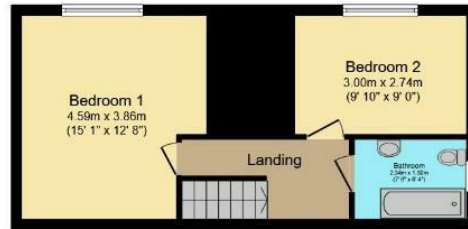


Peter Clarke

Tower Cottage 18 Tower Close, Bidford-on-Avon, Alcester, B50 4EA



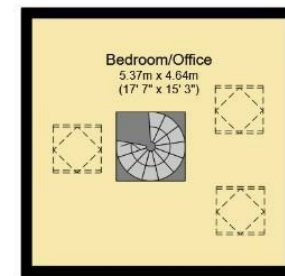
Ground Floor



First Floor



Annex Ground Floor



Annex First Floor

Total floor area 144.2 sq.m. (1,553 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



- Grade II listed cottage with many character features
- Two reception rooms, both with inglenook and wood burners
- Two good bedrooms, bathroom, kitchen, utility/wash house
- Surprisingly large detached self contained ANNEXE ideal for Airbnb/small holiday let
- Exceptional garden with potting area, Alton greenhouse and summerhouse
- Approx 1,553 sq.ft.
- Close to the excellent facilities



Offers Over £450,000

Tower Cottage is a very tastefully renovated Grade II listed timber framed cottage with superb detached self-contained ANNEXE/STUDIO, ideal Airbnb/small holiday let. The property benefits from many character features including two inglenook fireplaces with wood burners, exposed beams, flagstone floors, very pretty private gardens offering lots of different seating and covered areas, and situated within walking distance of the excellent village facilities.

ACCOMMODATION

Solid oak front door to

SITTING/DINING ROOM

with flagstone floor, dual aspect, deep inglenook with wood burning stove.

SITTING ROOM

with French doors to rear, large inglenook with flagstone hearth and wood burning stove, dual aspect, oak floor.

KITCHEN

with range oven, seven ring hob, double oven and grill below, tiled floor, Belfast style sink with taps over, wood block work top, refitted Worcester combi gas boiler, space for fridge freezer, fitted cupboards and drawers, built in dishwasher.

CLOAKROOM

with wc and wash basin, flagstone floor.

Stairs to

FIRST FLOOR LANDING

with painted floor, exposed beams, downlighters.

BEDROOM ONE

with painted floor, access to roof space, exposed beams, handmade wardrobes and cupboards.

BEDROOM TWO

with oak floor, exposed beams, access to roof space.

BATHROOM

with wc, wash basin with cupboards below, and double ended roll top bath with claw and ball feet, central telephone style shower attachment, wood panelling to walls, painted wood floor, downlighters, feature heated towel rail.

OUTSIDE

there is stone gravelled parking space with double gated entrance to outstanding garden with a range of gravelled seating areas, covered potting area, Alton greenhouse, newly erected summer house with power, water reservoir, lawn with range of cottage style gardens with mature fruit trees including walnut to include many shaded seating areas. Screened area to garden shed with further patio, wood store.







SUBSTANTIAL DETACHED ANNEXE

with French doors to front.

SITTING/DINING ROOM

with windows to both sides, Worcester gas heating boiler.

KITCHENETTE

with circular sink with taps over and cupboards and fridge beneath.

SHOWER ROOM

with wc, wash basin with cupboards below, large shower cubicle, contemporary grey tiling to walls, mosaic tiling to floor, downlighters, electric heated towel rail.

BEDROOM

Spiral staircase to bedroom with two roof windows, skirt lighting contemporary grey floor.

OUTSIDE

Small private 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, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas heating to radiators.

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 C.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: NOT 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.



Peter Clarke



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