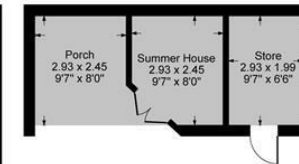
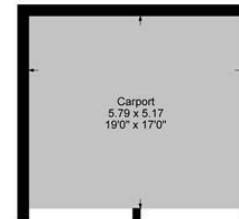


Peter Clarke



Thorn & Thornette Cottages High Street, Welford on Avon, Warwickshire, CV37 8EF

Thornette Cottage, High Street, Welford on Avon & Thorn Cottage, High Street, Welford on Avon

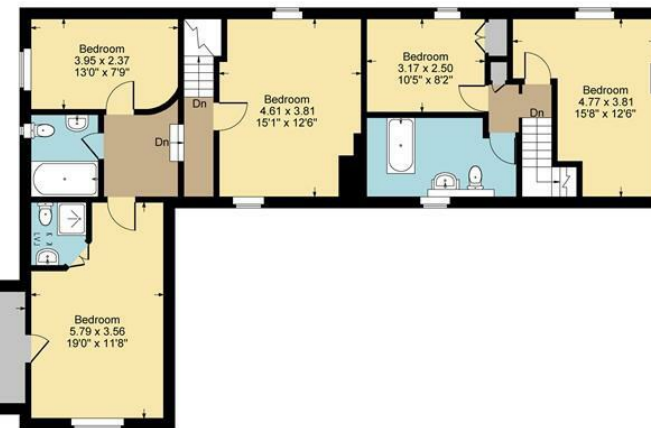


Outbuilding

Carport



Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 116.70 sq m / 1256 sq ft
 First Floor = 114.54 sq m / 1233 sq ft
 Outbuilding = 21.06 sq m / 227 sq ft
 Carport = 29.93 sq m / 322 sq ft
 Total Area = 282.23 sq m / 3038 sq ft

Illustration for identification purposes only,
 measurements are approximate, not to scale.



- Two beautifully presented and finished Grade II listed cottages
- Village centre location
- Three large reception areas
- Five bedrooms and three bathrooms
- Double car port plus three parking spaces
- Private gardens to side and rear, and home garden office
- NO CHAIN



Offers Based On £1,245,000

Beautifully finished to an exacting standard is this stunning Grade II listed three bedroom semi-detached character cottage situated in a private position in the village centre, together with an adjoining two bedroom cottage. In total providing three reception areas, five bedrooms, three bathrooms, private gardens to side and rear, summer house with verandah and stores, double car port and three further parking spaces. NO CHAIN.

ACCOMMODATION FOR THORN COTTAGE

A front door leads to hall with polished flagstone floor, access to oil heating boiler, storage cupboard. Sitting room with window seat, triple aspect, polished flagstone floor, fireplace suitable for open fires. Kitchen/breakfast room with inglenook fireplace and wood burning stove, contemporary light grey units with Miro stone quality work top, ceramic Belfast style sink, built in fridge, built in freezer, built in dishwasher, polished flagstone floor.

Stairs from the sitting room rise to the first floor landing with access to roof space. Bedroom One with exposed wood floor. Bedroom Two with exposed wood floor and built in wardrobe. Bathroom with wc, wash basin with cupboards below and bath with shower screen and shower over, chrome heated towel rail.

ACCOMMODATION FOR THORNETTE COTTAGE

A front door leads to

SITTING ROOM

with polished flagstone floor, handmade oak

and glazed cabinet with artefacts from the history of the property, with handmade cupboards below, under stairs storage cupboard, inglenook fireplace with wood burner.

KITCHEN/DINING ROOM

with range of contemporary units with Miro stone work top incorporating one and a half bowl sink, induction hob with filter hood over, pan drawers, built in dishwasher, built in microwave, oven and grill, built in fridge and freezer, Worcester oil heating boiler.

UTILITY ROOM

with ceramic sink, space and plumbing for washing machine, space for tumble dryer, wc, tiled floor.

SITTING/DINING ROOM

with oak floor, French doors to rear, dual aspect.

FIRST FLOOR LANDING

exposed wood floor.

BEDROOM ONE

exposed wood floor and under eaves storage.







EN SUITE

with wc, wash basin with cupboards below, shower cubicle, roof window, chrome heated towel rail.

BEDROOM TWO

with dual aspect, exposed wood floor.

BEDROOM THREE

with exposed wood floor.

BATHROOM

with wc, wash basin with cupboard below, and bath with shower attachment and shower screen, chrome heated towel rail.

OUTSIDE

DOUBLE OAK FRAMED CAR PORT

with power and light and two 7.5kw car charging points. Solar panels to rear.

Three further parking spaces and further parking space to front/lawn.

GARDEN

A gated path leads to the front of the properties where there is a circular stone raised planted border, terraced paving to front and an Indian stone terrace leading to the side where there is a large private patio seating area with lawn to side and rear.

DETACHED SUMMER HOUSE

with power and light, and double doors to verandah. Double doors to stores. Could also be used as a home office.

GENERAL INFORMATION

TENURE: The properties are both understood to be freehold. 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 heating to radiators. Under floor heating to ground floor.

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 both properties are understood to lie in Band D.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D for both properties. A full copy of the EPCs 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

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Peter Clarke

