

established 200 years

Tayler & Fletcher



The Bakery,
Stretton On Fosse, Moreton-In-Marsh, GL56 9SB
Guide Price £425,000





The Bakery,

Stretton On Fosse, Moreton-In-Marsh, GL56 9SB

A beautifully refurbished Grade II Listed 2 Bed Semi-Detached stone cottage situated close to the edge of the village. Currently run as a successful Holiday Let.

LOCATION

The Bakery is situated in Stretton-on-Fosse which is located in the northern part of the Cotswold's, straddling the Warwickshire and Gloucestershire border. Moreton-in-Marsh which is approximately 4 miles away has a good range of facilities including a Co-op supermarket which has a Post Office, Aldi and Tesco convenience store together with a useful range of other shops and facilities suitable for everyday needs. The town also holds a large market every Tuesday. It also has a main line train station with a service to London Paddington via Oxford. It also benefits from a hospital and medical centre, garden centre and petrol filling station.

It is approximately 10 miles from Stow-on-the-Wold. The village lies approximately 4 miles southeast of Shipston-on-Stour, about 10 miles southwest of Stratford-upon-Avon and 23 miles from Cheltenham.

DESCRIPTION

The Bakery comprises a beautifully appointed semi-detached period cottage of stone elevations under a tiled roof and was extensively refurbished and improved in approximately 5 – 10 years ago and provides accommodation arranged over two floors with a reception hall, cloakroom, utility area and the former bread oven and in turn leading through to the principle reception space with sitting and dining room triple aspect with a kitchen to one side being fully fitted. On the first floor there are two double bedrooms and a bathroom. The property is currently let as a successful

holiday cottage but would work well as a private home, second home or holiday cottage.

Access

Painted solid timber front door with glazed insert and outside light to:

Reception Hall

With stone floor, leaded light casement to front elevation, matt well, ornate former oven with brick surround, built-in shelving and cupboard housing a wood stoved gas-fired central heating boiler and a pair of solid timber doors to:

Utility Cupboard

With space and plumbing for washing machine and built-in shelving. Recessed ceiling spotlighting and solid timber door to:

Cloakroom

With continuation of the stone floor, leaded light casement to front elevation, low-level WC, wall mounted wash hand basin with tiled splash back and recessed ceiling spotlight.

From the hall, two steps down to the:

Living Room / Dining Room

Being open plan with casement windows to front, side and rear elevations and with continuation of the stone floor with beamed ceiling, seating and dining areas, brick fireplace with stone hearth fitted with a wood burning stove, raised plate to one side with log storage and shelving. Built-in below the stairs is a storage cupboard. To the other side of the room is a wide archway interconnecting with the:

Kitchen

Which is built-in with a worktop, hob to the left hand side, one and a half bowl sink unit with mixer tap and comprehensive range of below surface cupboards and drawers. Built-in dishwasher, three quarter height unit to side with built-in refrigerator and freezer, built-in oven/grill, extractor over hob and a range of eye-level cupboards and recessed ceiling spotlighting. From the living room stairway with painted balustrade and hand rail, with half landing, rise to the:

First Floor Landing

With access to roof space, Oak door to built-in wardrobe with hanging rail and shelving over. Solid Oak door to:

Bedroom One

With exposed purlin and part "A" frame with casement window to front elevation.

From the landing, solid Oak door to:

Bedroom Two

With casement window to side elevation, painted timber purlin and part "A" frame.

From the landing, solid Oak door to:

Bathroom

With casement window to rear elevation and a matching suite of tiled panelled bath with chrome fittings and chrome shower over with glazed shower panel, low-level WC, wall mounted wash hand basin with chrome mixer tap, tiled splash back and chrome heated towel rail. Exposed painted timber purlin and recessed ceiling spotlighting.

OUTSIDE

The Bakery is approached by a shared graveled driveway and in turn leading to two delegated parking spaces for The Bakery and additional visitor parking. The Bakery's approach from the car park area leading to the main door with a private graveled terrace and private seating area with clipped laurel hedging surrounding.

SERVICES

Mains electric, water and drainage connected. LPG central heating from a central tank, which supplies the property on a separate meter.

LOCAL AUTHORITY

Stratford-on-Avon District Council, Elizabeth House, Church Street, Stratford-upon-Avon, Warwickshire, CV37 6HX (Tel: 01789 267575) www.stratford.gov.uk

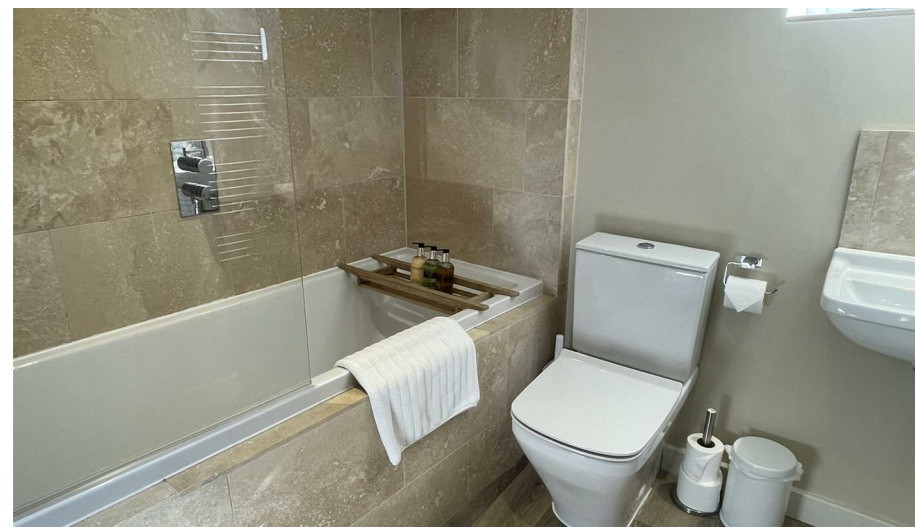
BUSINESS RATES

Current rateable value (1 April 2023 to present) is £2,400. This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill. Your circumstances will also be taken into account.

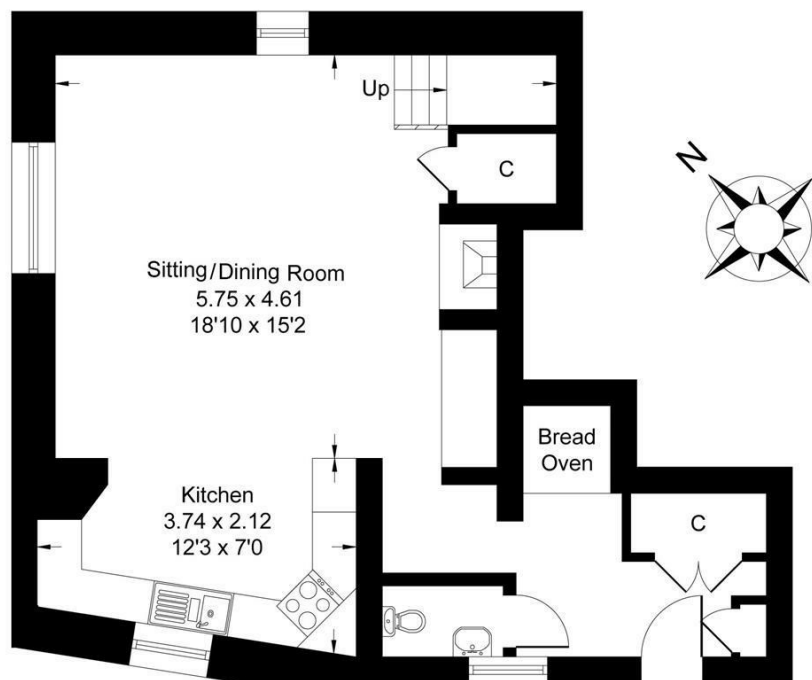
DIRECTIONS

From Bourton-On-The-Water head north on the Fosseway (A429) and proceed through Stow-On-The-Wold and Moreton-in-Marsh. Continue out of Moreton and after approximately 4 miles turn left signed to Stretton-on-Fosse. Continue on the Stretton-On-Fosse road and then turn left on to Belcony, Follow this road and go past the tennis courts on your right and triangle on your left then veer off to the left and The Bakery will be found on the left hand corner. The front of the property is accessed by turning down the Town Farm entrance.

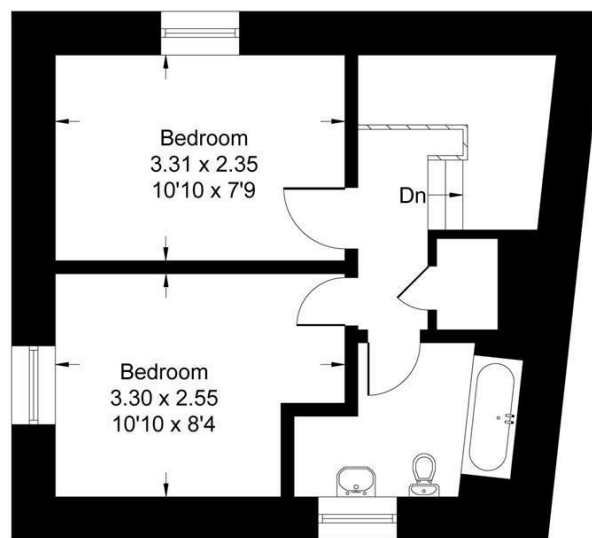
What3Words: zebra.boards.accented.



Floor Plan



Ground Floor

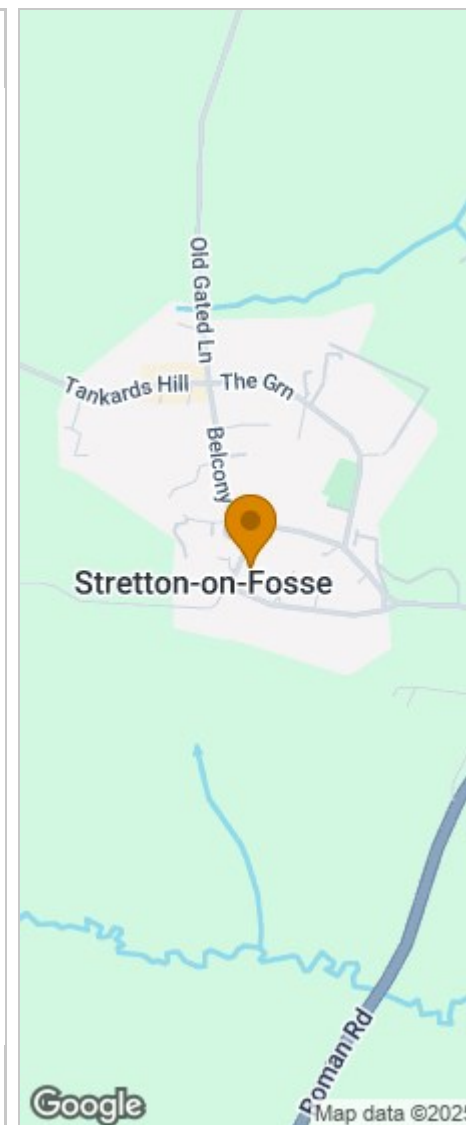


First Floor

Approximate Gross Internal Area = 69.88 sq m / 752 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map



Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.