



The Cottage

Boat Lane | Welford On Avon | Stratford-upon-Avon | CV37 8EN

 FINE & COUNTRY

STEP INSIDE

Introduction Summary Paragraph

Occupying a prime position within the desirable village of Welford-on-Avon, this enchanting Grade II listed black-and-white thatched cottage is a fine example of period architecture, showcasing an abundance of original character and timeless features.

Accommodation

The cottage is set beside the historic Norman church of St Peter, one of the oldest buildings in the village, at the top of Boat Lane. Just a short stroll from the banks of the river, Welford-on-Avon is celebrated for its quintessential English charm, vibrant community and outstanding local amenities.

A beautifully presented reception room showcasing original polished pine flooring, with a window to the front allowing natural light to fill the space. A traditional fireplace is framed by original cupboards, positioned beneath an exposed ceiling beam, highlighting the room's period character.

The dining room is full of character, featuring exposed timber framing to the walls and an impressive, exposed ceiling beam.

The beautifully appointed kitchen features a tiled floor, generous work surfaces and bespoke storage, with delightful views over the garden. A classic Stoves range cooker forms the centrepiece of the room.

The family bathroom has been beautifully designed in a timeless style, featuring a traditional roll-top bath and elegant timber panelling, creating a luxurious and relaxing retreat.

Bedroom 3 features a fireplace, useful understairs storage, and a fitted hanging rail with additional shelving.

The principal bedroom continues the theme with polished pine flooring. The side window frames peaceful views of the garden, allowing the gentle sounds of nature to create a wonderfully tranquil setting each morning.

Bedroom 2 has exposed ceiling timbers, with the added benefit of a deep storage cupboard above the staircase.









SELLER INSIGHT

“For the current owners, this enchanting, thatched cottage has been home for the past 30 years. Peacefully positioned beside St Peter’s Church at the end of a quiet no-through lane, it has provided the perfect setting for family life, celebrations and countless happy memories.

“We were immediately drawn to its character,” they explain. “It’s quirky features, unique charm and wonderful individuality made it unlike anywhere else we’d seen. Combined with its idyllic location, it simply felt special.”

Over the years, the owners have carefully maintained and enhanced the property, updating the kitchen, landscaping the garden and meticulously caring for the thatched roof, all while preserving the home’s original character.

One of the things they have loved most is the peaceful atmosphere. The principal rooms are filled with natural light throughout the day, while the sitting room becomes wonderfully cosy in winter with a roaring fire. The spacious main bedroom is a favourite, with birdsong and the gentle sound of the nearby waterfall creating a tranquil start to the day, while the kitchen enjoys delightful views across the garden.

The beautifully landscaped garden has been central to family life and entertaining. Summer barbecues, birthday celebrations and children’s parties have all taken place here, but Halloween became a particular tradition, with pumpkins, lights, decorations and a blazing fire pit beneath the gazebo creating unforgettable evenings for family and friends.

Some of the owners’ happiest memories are deeply connected to the property’s unique setting. They were married at the neighbouring church and still remember watching guests arrive through the lychgate from the bedroom window before walking across for the ceremony. On quieter days, sitting in the garden with a morning coffee while listening to the church choir has been one of life’s simple pleasures.

Christmas has always been especially magical, with the roaring fire, decorated fireplace and Christmas tree creating what the owners describe as “the perfect traditional Christmas setting” for family and friends.

Beyond the house itself, they have treasured the strong village community. Award-winning pubs, the village shop, post office and primary school are all within walking distance, while village fêtes, Maypole dancing and the recently opened sports pavilion help bring the community together. There are also beautiful riverside walks nearby, making it an idyllic place to enjoy every season.

Reflecting on their time here, the owners say they have always felt like custodians rather than simply owners, privileged to care for such a special home before passing it on to its next chapter.

When asked what they will miss most, their answer is heartfelt and uncomplicated:

“Everything. This house has given us thirty wonderful years and so many treasured memories. We hope the next owners will love it just as much as we have.”

* 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.

The Cottage, Boat Lane

Outside, the beautifully landscaped cottage gardens offer exceptional privacy and are enclosed by traditional stone walls, mature trees and established climbing plants. Designed to make the most of the peaceful surroundings, the gardens provide a wonderful space for both relaxing and entertaining, with idyllic areas for al fresco dining.

Subject to the necessary planning permissions, the generous plot may also offer potential for extension, allowing purchasers the opportunity to further enhance this delightful home.

Offering timeless charm, beautiful gardens and an enviable village location, The Cottage presents a rare opportunity to acquire a truly special period home.

Location

Ideally located for access to Stratford-upon-Avon, Birmingham, Coventry and Oxford, the property also benefits from excellent transport links via nearby railway stations and the M40 and M42 motorway networks.

Summary

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Services, Utilities & Property Information

Tenure – Freehold

EPC - C

Council Tax Band - E - Stratford-on-Avon District Council

Property Construction – Timber framed, thatched roof

Listed Building Status: Grade II

Electricity Supply - Mains

Water Supply - Mains

Drainage & Sewerage – Mains

Heating – Oil

Broadband - FTTP Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – Some 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking- Off Road parking - 2 spaces

Viewing Arrangements Strictly via the vendors sole agents Fine & Country Stratford-upon-Avon on 01789 332 600. Website For more information visit www.fineandcountry.com/uk/stratford-upon-avon

Opening Hours

Monday to Friday Saturday Sunday 9.00 am–5.30 pm 9.00 am–4.30 pm Appointments by arrangement

Guide Price - £650,000





Ground Floor



First Floor



Provided for illustrative purposes only, this plan is not to scale. All dimensions, areas, and layouts are approximate and must not be relied upon for contractual agreements or construction. No liability is accepted for errors or omissions. Any interested party must undertake their own independent survey for verification. Email: design@kaarchitecture.com

The Cottage, Stratford-Upon-Avon
Total: 115m² / 1238ft²

Fine & Country Stratford-upon-Avon
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