



**Granby House, 279 High Street,
Henley-in-Arden, Warwickshire, B95 5BG**

Offers In The Region Of £975,000

Believed to date back to the mid-1700s, this attractive Grade II listed residence offers a rare opportunity to acquire a home of genuine historical significance. Rich in heritage and beautifully presented throughout, the property has served many purposes over the centuries, including an inn – formerly known as The Marquis of Granby – as well as a traditional sweet shop, adding to its fascinating and varied past.

Today it offers generous and flexible accommodation arranged over three floors, plus a wine cellar. The layout includes four/five bedrooms, three bathrooms and five reception rooms, making it a versatile home that can easily adapt to suit family life, home working or multi-generational living.

The kitchen is modern and well fitted, with a separate utility room, and the reception rooms provide plenty of options for both everyday living and entertaining.

Outside, there is a well-presented and attractive rear garden, along with gated parking and a detached double garage.

The popular and picturesque village of Henley-in-Arden provides both primary and secondary schools, a range of shopping and recreational facilities, a number of pubs and restaurants, and a dentist and doctors surgery. The property is also conveniently located for major road and rail networks, with the M42 (J3A) and M40 (J16) motorways located just 7 miles and 5 miles respectively, and the local railway station offering regular trains to Birmingham city centre and Stratford-upon-Avon.



Wide stone steps with handrail leads to the solid front door which opens into:-

Front Reception Room One

Currently used as a dining room with solid oak flooring and inset coir mat, feature Inglenook fireplace with log burning stove, flagstone hearth and timber beam over, radiator, secondary glazed bay window to the front with fitted window seat and feature exposed timber beams. Arched double doors lead through to the inner hallway and a further door opens into:-

Front Reception Room Two

Currently used as a study and occasional guest bedroom, with secondary glazed window to the front, feature open fireplace with 'Georgian Style' timber surround and grate, radiator, feature exposed timber beams and oak flooring.

From reception room one, a door opens into:-

Utility Room

With wooden worktops, space and plumbing for an automatic washing machine and tumble dryer, window to the rear, extractor fan and door opening into:-

Downstairs Shower Room

Shower unit with mains fed 'drench head' shower over, vanity unit with inset wash hand basin and chrome mixer tap, high-level W.C, chrome ladder style heated towel rail, extractor fan and tiling to all walls.

Inner Hall

With tiled flooring, staircase rising to the first floor, double glazed stable door gives access to the rear garden, and glazed door with matching side panels gives access to:-

Wine Cellar

Fully ventilated with power, lighting and concrete floor.

From the hallway, an opening leads through to:-

L-Shaped Kitchen

Modern fitted kitchen with a range of wall, base and drawer units, with square edged work surfaces and matching

up-stands over, inset 1 ¼ bowl 'Franke' sink unit with chrome mixer tap, tiling to splash backs, double glazed window overlooking the rear, built-in 'AEG' oven and grill, four-ring induction hob with chrome extractor hood over, space for an integrated dishwasher, 'American style' fridge freezer, feature vaulted ceiling with four roof lights, tiled flooring, radiator, space for an additional freezer and wall cupboard housing the 'Potterton' gas fired central heating boiler.

From the hallway, a door opens into:-

Study

With exposed timber beams, feature fireplace, fitted shelving and glazed double doors open into:-

Garden Room/Snug

With feature vaulted ceiling, tiled floor, stained glass window and double glazed patio doors with matching side panels, opening to the garden.

An opening leads through to:-

Living Room

With oak flooring, feature vaulted ceiling with exposed timber roof trusses, double glazed French doors to the rear garden, radiator, double glazed window to the side and feature log burning stove on slate hearth.

First Floor Landing

Double glazed window to the rear, oak flooring, radiator, staircase rising to the second floor and doors to three bedrooms and bathroom.

Bedroom One

Secondary glazed window to the front, radiator, feature fireplace with cast iron grate, oak flooring, feature exposed timber beams and door to:-

Large Walk-In Storage Cupboard

6'10" x 3'2" (2.09m x 0.99m)

Housing the 'Megaflo' hot water tank and lighting.

From Bedroom One a door opens to:-





Jack and Jill Bathroom

Tiled bath with chrome mixer tap and mains fed 'drench head' shower, with additional hand held attachment over, pedestal wash hand basin with chrome mixer tap, secondary glazed window to rear, tiling to splash backs, feature exposed timber beams and ladder style heated towel rail. Door into:-

W.C.

Pedestal wash hand basin with chrome mixer tap, low-level W.C, radiator, secondary glazed window to the side and exposed timber beams.

Bedroom Two

With oak flooring, secondary glazed window to the front, radiator and feature brick fireplace with timber surround.

Bedroom Three

Double glazed window to the rear, oak flooring and radiator.

From the first floor landing, stairs rise to the second floor landing with double glazed window to the rear.

Master Bedroom Suite

Formerly two bedrooms, now converted to provide a beautifully appointed bedroom suite with dressing room, however this could be converted back into bedrooms four and five if required.

Dressing Area

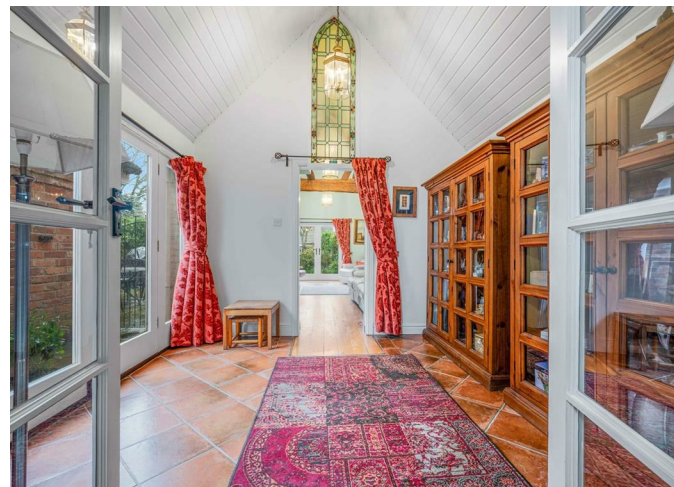
17'1" x 8'10" (5.22m x 2.70m)

With exposed timber beams, oak flooring and double glazed window overlooking the rear garden, roof tops and The Mount beyond.

Dressing Area

17'7" x 6'8" (5.36m x 2.04m)

With wardrobe space, radiator, feature exposed timber beams, door to eaves storage with lighting, oak flooring, doors to master bedroom and bathroom.



Bedroom Area

Two secondary glazed windows to the side, oak flooring, radiator, feature vaulted ceiling with exposed timber beams and fitted oak 6-door wardrobe.

Bathroom

Luxury bathroom suite with free-standing roll-top bath with mixer tap and shower attachment over, vanity unit with inset wash hand basin with mixer tap, low-level W.C with concealed cistern, ladder style heated towel rail, secondary glazed window to the side, tiling to splash backs, exposed timber beam, large shower unit with mains fed 'drench head' shower over and additional hand-held attachment, extractor fan, door to large linen cupboard with shelving and lighting.

Rear Garden

Beautifully presented garden featuring paved patio areas ideal for outdoor entertaining, complemented by a large retractable awning, mature borders host a wide variety of established shrubs, plants and trees. Stepping stones lead down the garden to a further patio area featuring an attractive timber pergola, pedestrian door gives access to the double garage and a timber gate provides pedestrian access to the gated parking area.

Double Garage

A detached brick built garage with pitched roof, power and lighting and electric roller shutter garage door.

Additional Information

Services:

Mains electricity, gas, water and drainage are connected to the property.

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps.

Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with EE, and Three being 'Good outdoor, variable in-home' Coverage, and Vodafone and O2 being rated 'Good outdoor' coverage.

For more information, please visit: 'Ofcom Mobile and Broadband Checker'.

Council Tax:

Stratford-on-Avon District Council - Band F

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded. Blinds, shutters, curtains, carpets and light fittings available by separate negotiation

Flood Risk:

This location is in a very low risk flood zone. For more information, please visit: "Check the long term flood risk for an area in England" on the Government Website.

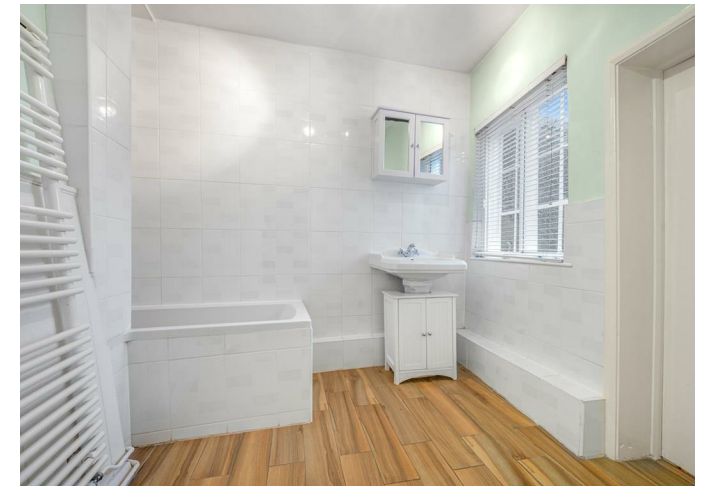
Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:

Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

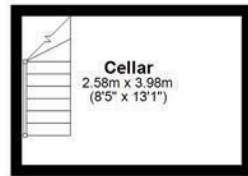
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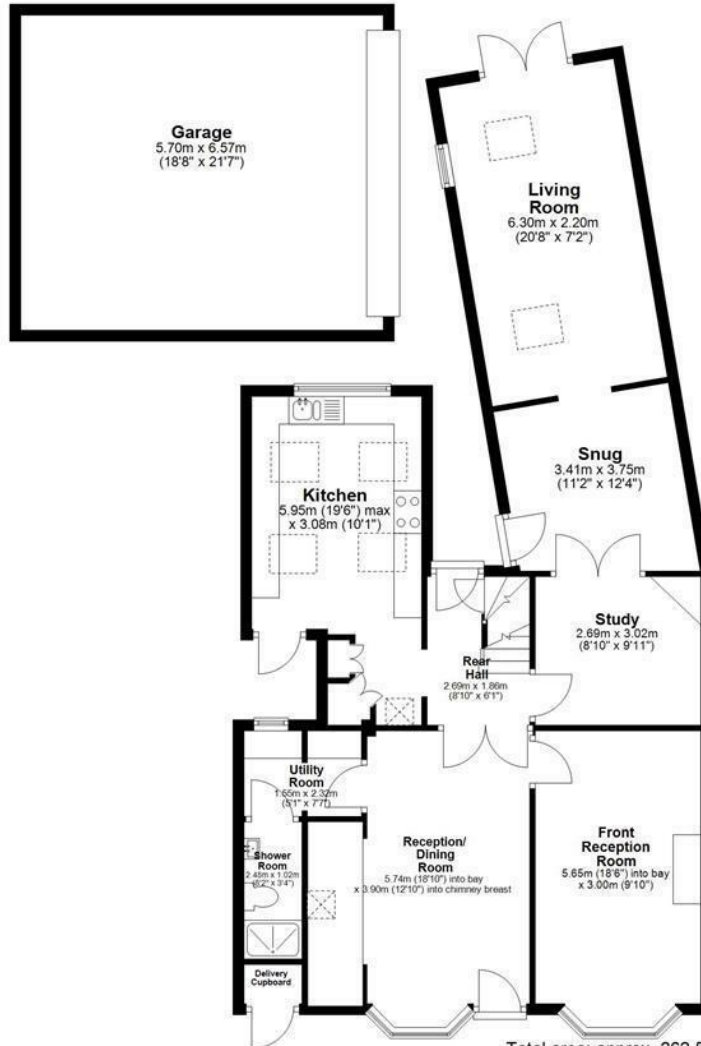
Basement

Approx. 10.7 sq. metres (115.2 sq. feet)



Ground Floor

Approx. 138.7 sq. metres (1493.3 sq. feet)



Total area: approx. 262.5 sq. metres (2825.3 sq. feet)

First Floor

Approx. 59.3 sq. metres (637.8 sq. feet)



Second Floor

Approx. 53.8 sq. metres (579.0 sq. feet)

