



Peter Clarke

IN ASSOCIATION WITH

Winkworth

Shire Cottage, Littleworth Farm, Honington, Shipston-on-Stour, CV36 5EL

- NO CHAIN
- Two double bedroom barn conversion
- Open plan living space
- Utility and cloakroom
- Courtyard garden
- EV charging point
- Ready to go investment opportunity



£495,000

A contemporary two double bedroom barn conversion currently used as a holiday letting in a idyllic countryside setting. Further benefits include courtyard garden, EV charging point and a high C energy rating.

#### ACCOMMODATION

Comprises in brief an open plan living space with kitchen area including integrated appliances, utility room, cloakroom, landing, two double bedrooms and a fully fitted bathroom.

Outside to front is an allocated EV parking space and a courtyard garden to rear.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be managed freehold with a service charge of approx. £550 per annum 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 water, electric, private shared drainage and air source heating are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**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.

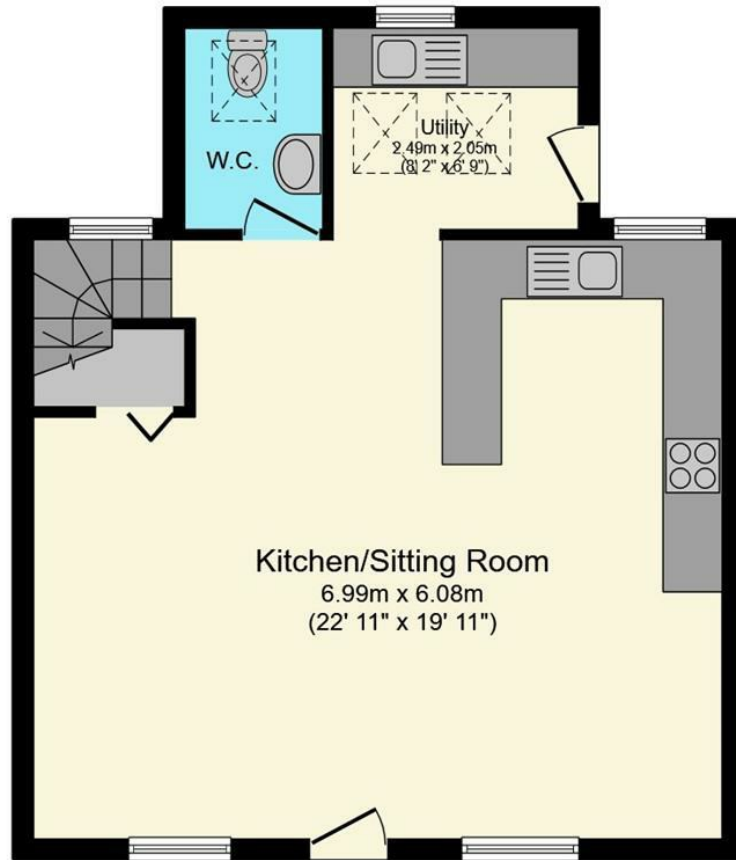
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. A full copy of the EPC is available at the office if required.

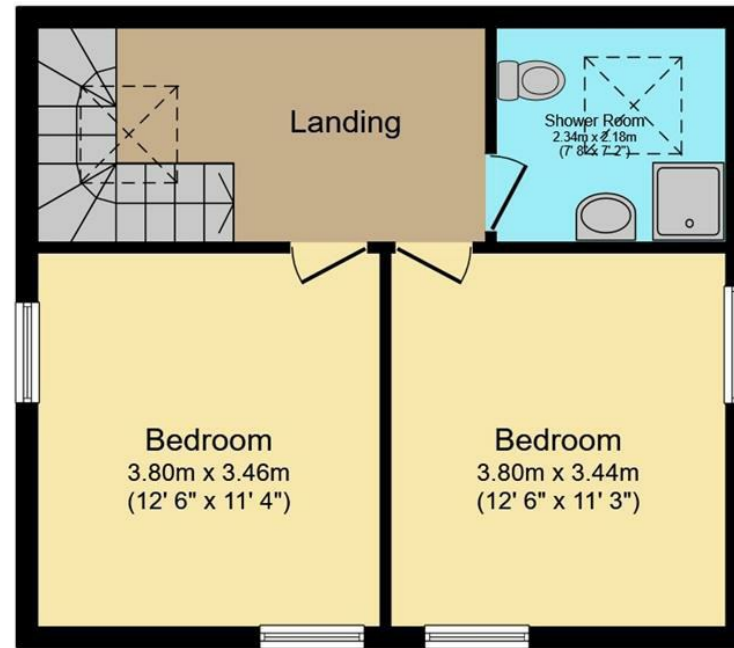
**VIEWING:** By Prior Appointment with the selling agent.



# Shire Cottage, Littleworth Farm, Shipston-on-Stour



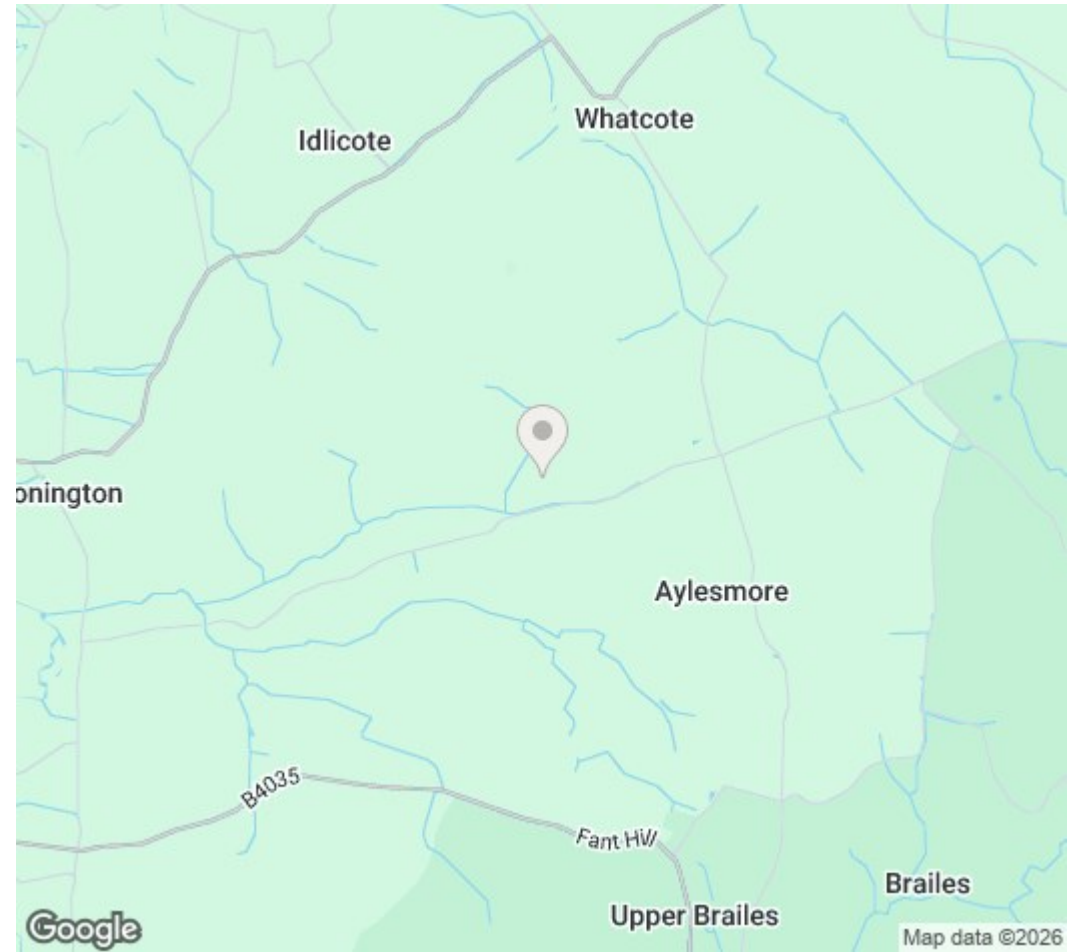
**Ground Floor**  
Floor area 51.1 sq.m. (550 sq.ft.)



**First Floor**  
Floor area 42.5 sq.m. (457 sq.ft.)

Total floor area: 93.6 sq.m. (1,007 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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AN ASSOCIATE COMPANY OF WINKWORTH

Winkworth