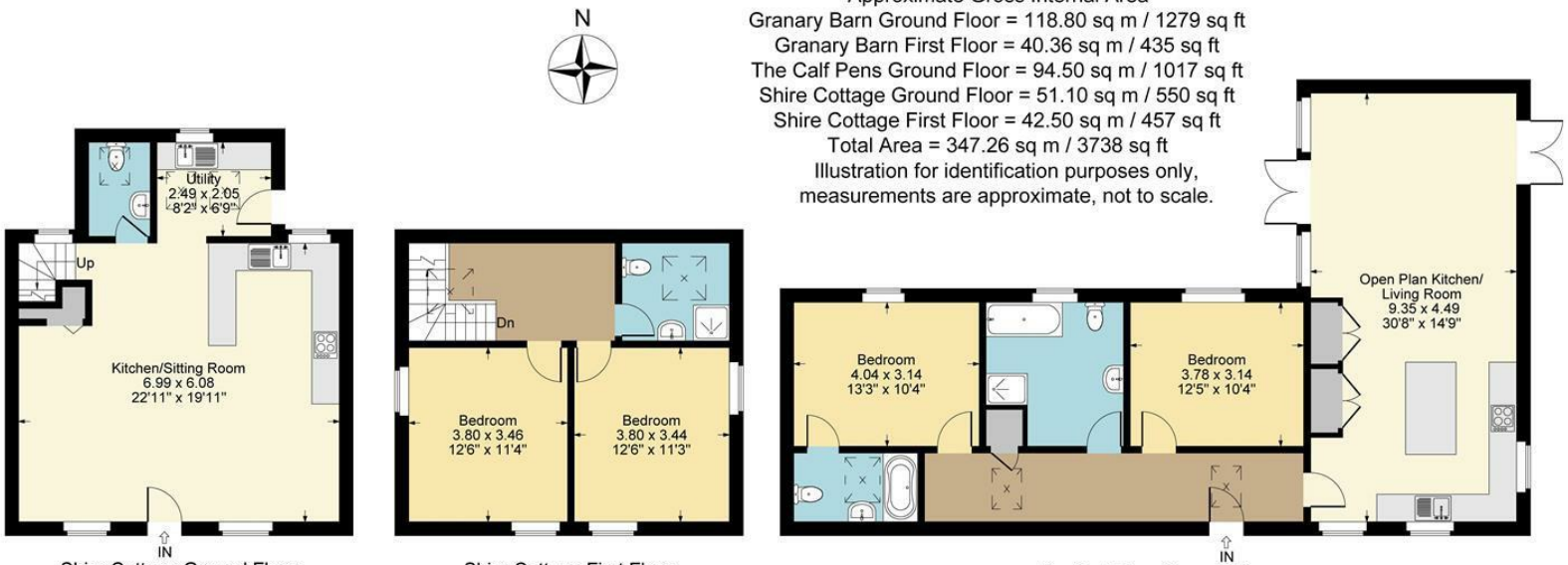
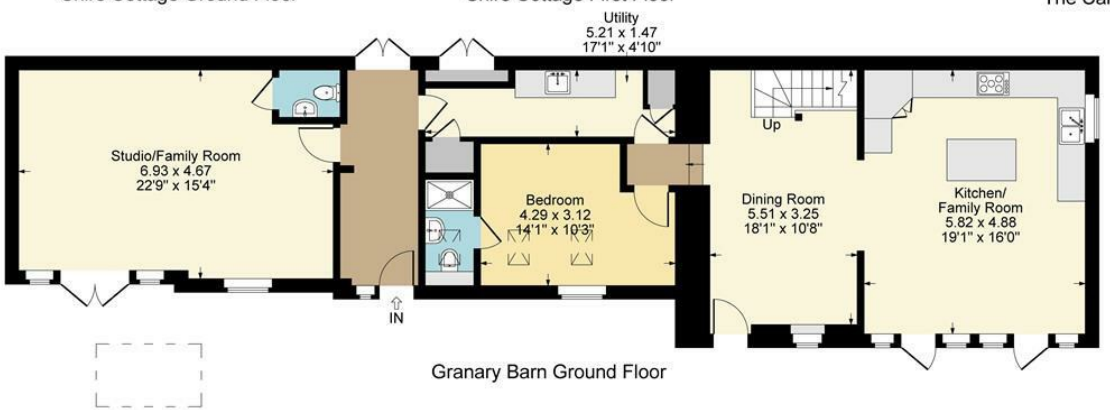



Granary Barn, The Calf Pens & Shire Cottage, Littleworth Farm, Honington, Shipston-on-Stour, CV36 5EL

## Granary Barn, Shire Cottage and The Calf Pens, Littleworth Farm, Honington

Approximate Gross Internal Area
Granary Barn Ground Floor = 118.80 sq m / 1279 sq ft
Granary Barn First Floor = 40.36 sq m / 435 sq ft
The Calf Pens Ground Floor = 94.50 sq m / 1017 sq ft
Shire Cottage Ground Floor = 51.10 sq m / 550 sq ft
Shire Cottage First Floor = 42.50 sq m / 457 sq ft
Total Area = 347.26 sq m / 3738 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.







Denotes restricted head height

- Three converted barns for sale on one title known as Granary Barn, Calf Pens, and Shire Cottage.
- Huge opportunity to split the title for maximum revenue
- Countryside setting
- Immediate Holiday Let Portfolio
- No chain
- Air source heating and excellent EPC levels.

6 5 4

£1,380,000

A superb opportunity to buy three adjoining Barns that have been converted to a very high standard with contemporary fixtures and fittings. The barns all offer two bedrooms, parking and gardens. Further benefitting from open plan living spaces with kitchens and Granary Barn also has a studio room that is currently set up for teaching Pilates.

There is huge potential for holiday letting with Shire Cottage already achieving success and a regularly full diary of bookings. Please enquire about the projections for the other two barns provided by a very reputable holiday letting company.

To top everything off the barns are found in a rural setting with beautiful countryside nearby.

## GENERAL INFORMATION

TENURE: The property is understood to be freehold 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.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Standard Available (Checked on Ofcom Jul26) | Minimum Mobile Coverage: 74% Vodafone (Checked on Ofcom Jul26)

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

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.







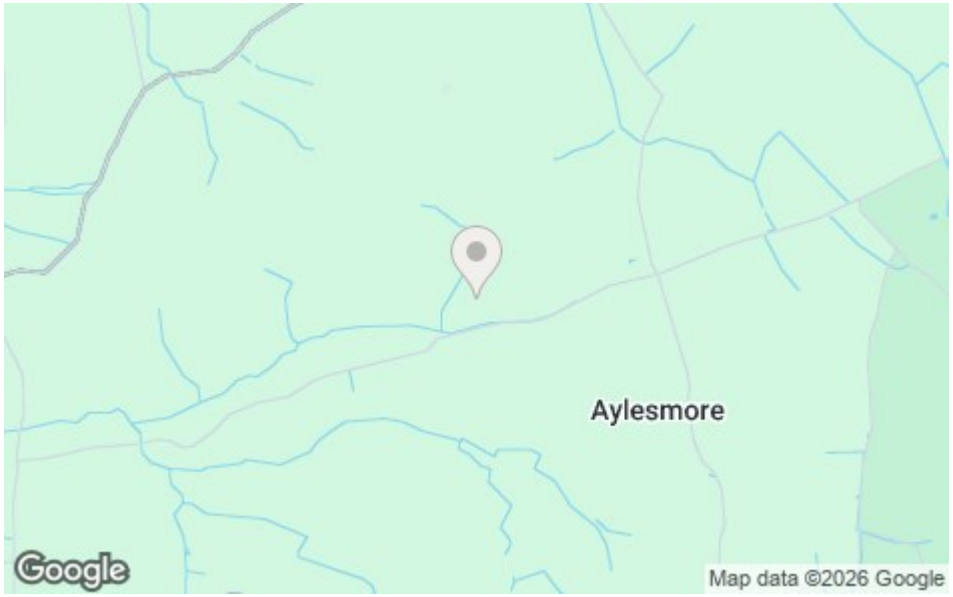






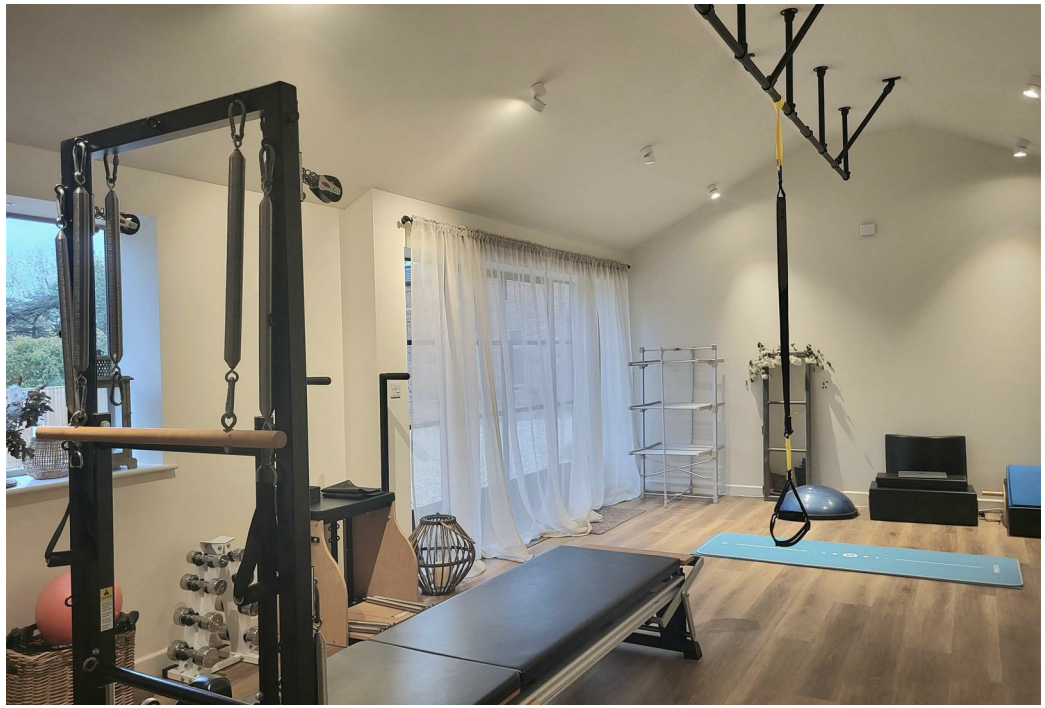





Aylesmore
Google
Map data ©2026 Google











DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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.



