

Existing Barn: Front Elevation



Proposed Barn: Front Elevation



Existing Barn: Rear Elevation



Proposed Barn: Rear Elevation



**THE DRYING BARN
IDLICOTE ESTATE BARN
NR SHIPSTON ON STOUR
CV36 5DW**

Situated approximately 3 miles from Shipston on Stour, 11 miles from Stratford upon Avon, 16 miles from Warwick (M40 junction 15), 13 miles from Banbury (M40 junction 11) and 34 miles from Oxford

- **An outstanding residential development opportunity**
- **Proposed accommodation extends to about GIA of 465 sqm / 5,000 sqft**
- **Five principal bedrooms and four bathrooms (three ensuite)**
- **Large balcony with living room, dining/kitchen/family room, and study/games room on the first floor**
- **Two atrium gardens with balconies on the first floor**
- **Set in a stunning rural location with far reaching views**
- **Set in grounds extending to approx. 1 acre including additional paddock (to be included in sale)**
- **Approved Class Q scheme in place — scope (subject to consent) to redesign, including potential subdivision into two dwellings**

**Viewing: Seccombes Estate Agents, Shipston on Stour:
T:01608 663788 E:shipston@seccombesea.co.uk
www.seccombesestateagents.co.uk**



The Drying Barn

A rare opportunity to create a striking contemporary country house of approximately 5,000 sq ft in a beautiful rural setting with far-reaching views.

The Drying Barn already benefits from Class Q consent for conversion to a substantial five-bedroom home, offering buyers the chance to deliver an architecturally distinctive property without the uncertainty of securing planning permission.

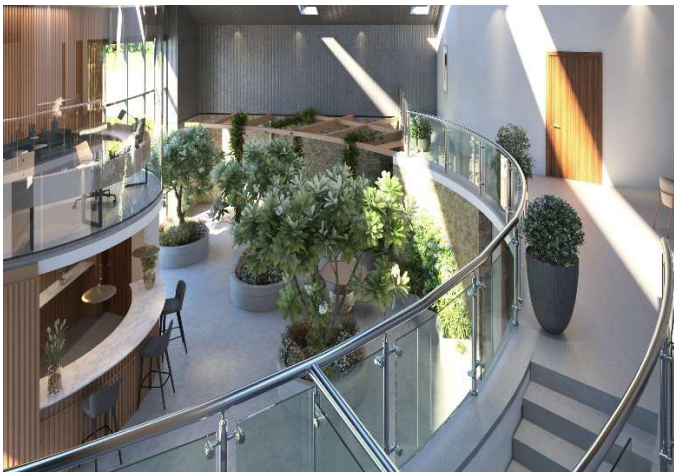
The approved scheme includes four to five generous bedrooms, three with their own ensembles. At the heart of the home, a large open-plan kitchen and dining area enjoys a direct view across a central atrium to a spacious sitting room, creating

a dramatic sense of light and connection. The plans also incorporate space for a gym, games room, boot room, and full utility facilities.

A second internal garden atrium is overlooked by a sweeping internal balcony and staircases, while expansive glazing frames the surrounding countryside. The site, which extends to about 1.00 acres offers scope for landscaped gardens, terraces, a paddock, and ample parking — perfectly suited to both family living and entertaining at scale.

With strong sales of the adjoining plots and proven self-build demand in the area, this property combines design ambition with rural practicality, ready for a buyer to take forward without planning delays.





Idlicote Estate Barns are located half a mile to the east of Idlicote Village with exceptional views over rolling countryside in all directions. Adjoining barns B and C have been converted into outstanding residential dwellings with barn D currently under conversion.

Idlicote is a particularly unspoilt rural hamlet comprising a Norman church and mixture of brick and stone houses. The Michelin star Royal Oak pub is a short walk from Idlicote Estate Barns by road or footpath in the nearby village of Whatcote.

Shipston on Stour is a popular former market town, lying approximately 11 miles south of Stratford upon Avon town centre, on the edge of the North Cotswolds and offers excellent local amenities.

The town benefits from variety of shopping, social, educational and recreational facilities and there is easy access to the motorway network and local regional centres including a one hour mainline fast service from Banbury to Marylebone.

GENERAL INFORMATION

Planning

The Drying Barn has the benefit of change of use from agriculture to a single two storey residential dwelling under Class Q General Permitted Development Order 2015 (as amended) reference number 25/01163/COUQ issued by Stratford on Avon District Council dated 8th July 2025.



Contamination Reports, landscaping, boundary treatment and residential curtilages, are subject to a live application to discharge conditions pursuant planning reference number 25/01163/COUQ.

The approved floor plans and elevation plans subject to the grant of prior approval are as shown. Adjoining land outside the proposed domestic curtilage remains in agricultural use only

Services It is understood mains electricity and water are connected to the property. LPG Calor Gas tank situated on site. Drainage is in line with local rural norms. Fibre broadband across the property.

Water: Severn Trent Water

Electricity: National Grid

Tenure and Possession The property is for sale freehold with vacant possession on completion.

Plans, Areas and Description The plans, floor/site areas and description are believed to be correct but no claim will be entertained by the vendor or their agents in respect of any error, omission or misdescription. The plans are for identification purposes only and are not to scale.

Planning Enquiries Stratford on Avon District Council, Elizabeth House, Church St, Stratford upon Avon CV37 6HX. Tel: 01789-267575.



Viewing by prior appointment only with the selling agents, Seccombes Estate Agents on 01608 663788.

Wayleaves and Easements to properties sold subject to and with the benefit of all rights of way, easements and way leaves that may exist at the time of sale.

There is a public footpath along the north eastern boundary. A redirection has been discussed with the relevant authority and has been accepted in principle by the , subject to the usual statutory process

Directions

CV36 5DW

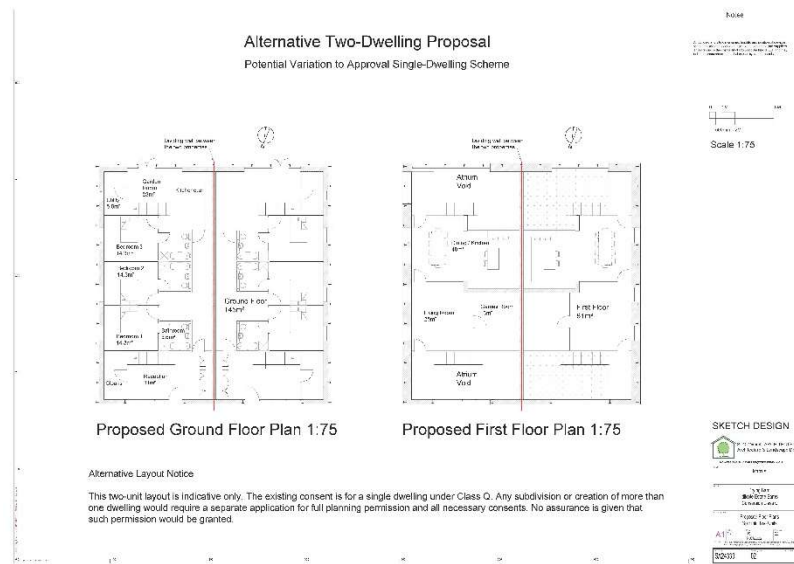
From Shipston on Stour proceed north on the A 3400 for Stratford upon Avon. After about half a mile turn right by a gate lodge for Honington. Proceed through the village heading for Idlicote and Whatcote. After about two miles, continue past the left turning to Idlicote Village for another quarter of a mile and The Drying Barn is situated on the right through double green gates.

What Three Words ///ownership.sheets.trousers

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

PLANS



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