



WIL-HAVEN, SHIPSTON ON STOUR

SECCOMBES

ESTATE AGENTS

**WIL-HAVEN
DARLINGSCOTE ROAD
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 4JA**

Situated about 6 miles from Moreton in Marsh, 11 miles from Stratford upon Avon, 15 miles from Warwick (and M40 junction 15) and Banbury (M40 at junction 11).

**DETACHED 19th CENTURY FORMER VICTORIAN
RAILWAY COTTAGE SET IN A RURAL
LOCATION, IN NEED OF MODERNIZATION AND
OFFERING POTENTIAL.**

Entrance Hall, Living Room, Dining Kitchen, Conservatory, Ground Floor Bathroom, Landing Two Double Bedrooms, First Floor Cloakroom (with scope to convert back into a Third Bedroom) Single Garage, Off Road Parking, Gardens.

Double Garage with Workshop Area (With an Expired Planning Permission For Ancillary Accommodation).

**Viewing: Seccombes Estate Agents, Shipston on Stour
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Shipston on Stour is a former market town situated in South Warwickshire. The town is a busy local centre with good shopping, schooling and recreational facilities serving its own population and a number of surrounding villages. The larger centres of Stratford upon Avon, Banbury and Oxford are accessible.

Wil-Haven is situated a short distance from Shipston on Stour and understood to date from the 19th century. The property is a former crossing keepers cottage built on the Moreton in Marsh to Shipston on Stour tramway line designed by Thomas Telford.

It is understood the line opened in February 1836 and was originally used by horse drawn trams, but converted to steam in 1889. The line was closed in May 1960. The occupier(s) of Wil-Haven would have worked the crossing gates.

The cottage, which is situated in a rural location, offers great scope, subject to obtaining the necessary permissions, to create a fine house in a rural location overlooking the surrounding countryside.

In addition the double garage with workshop area has an expired planning permission which was formerly granted to provide a one bedroom annex as ancillary accommodation.

Outside there is off road parking and behind the garage is a raised, principally lawned garden. The accommodation briefly comprises:

Entrance Hall with stairs to first floor and door to

Living Room with open fireplace leads through to the





Dining Kitchen with solid fuel Rayburn back boiler for heating and hot water, under stairs larder cupboard.

Situated off the kitchen is the **bathroom** with bath with electric shower are over, w.c., wash and basin.

To the back is a single glazed **Conservatory / Garden Room** overlooking the car parking area and garden beyond.

Stairs rise up to the **First Floor Landing**

Bedroom One with airing cupboard

Bedroom Two

First floor **Cloakroom** with w.c. and wash hand basin offering potential convert back to a third bedroom or into a bathroom.

It should be noted that both the bedrooms and the first floor cloakroom each have a radiator served by the back boil boiler to the solid fuel Rayburn in the kitchen.

Outside the tarmacadam driveway leads up to the house with lawned areas to either side and a tarmacadam **Parking Area** in front of Wil-Haven with a **Single Garage** adjoining.

Situated to the back of the property is a further **Car Parking Area** with **Double Garage** incorporating a **Workshop Area** with a lapsed planning permission convert into ancillary accommodation as a one bedroom annex.



Situated beyond the garage and car parking area the driveway continues up to the raised lawned **Garden Area**.

GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession.

Council Tax

This is payable to Stratford on Avon District Council. The property is listed in band C

Planning Permission

planning permission which has now expired was formally granted by Stratford on Avon District Council dated 30th May 2018 reference 18/01001 / FULL for conversion of existing garage to ancillary accommodation comprising living room with kitchenette, bedroom and cloakroom. Copies of the expired approved planning permission and associated plans are available for inspection at Seccombes Estate Agents in Shipston on Stour, during normal office hours

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Services

Mains electricity, water and drainage are connected to the property. Rayburn solid fuel-fired boiler for central heating and hot water.



Energy Performance Certificate

Current: 01 (G) Potential: 94 (A)

Directions

Postcode CV36 4JA

from the central Shipston on Stour take the B4035 (West St) for Chipping Campden. After about 200 yards and having passed the town council offices, turn right signposted for Darlingscote and Ilmington. Continue out of Shipston on Stour heading for Darlingscott and Wil-Haven is the first property on the right having left the town after about 800 yards.

What Three Words /// dozed. decimals. appoints

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.

MFF/S3314/F005/17.09.2026

FLOOR PLANS



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