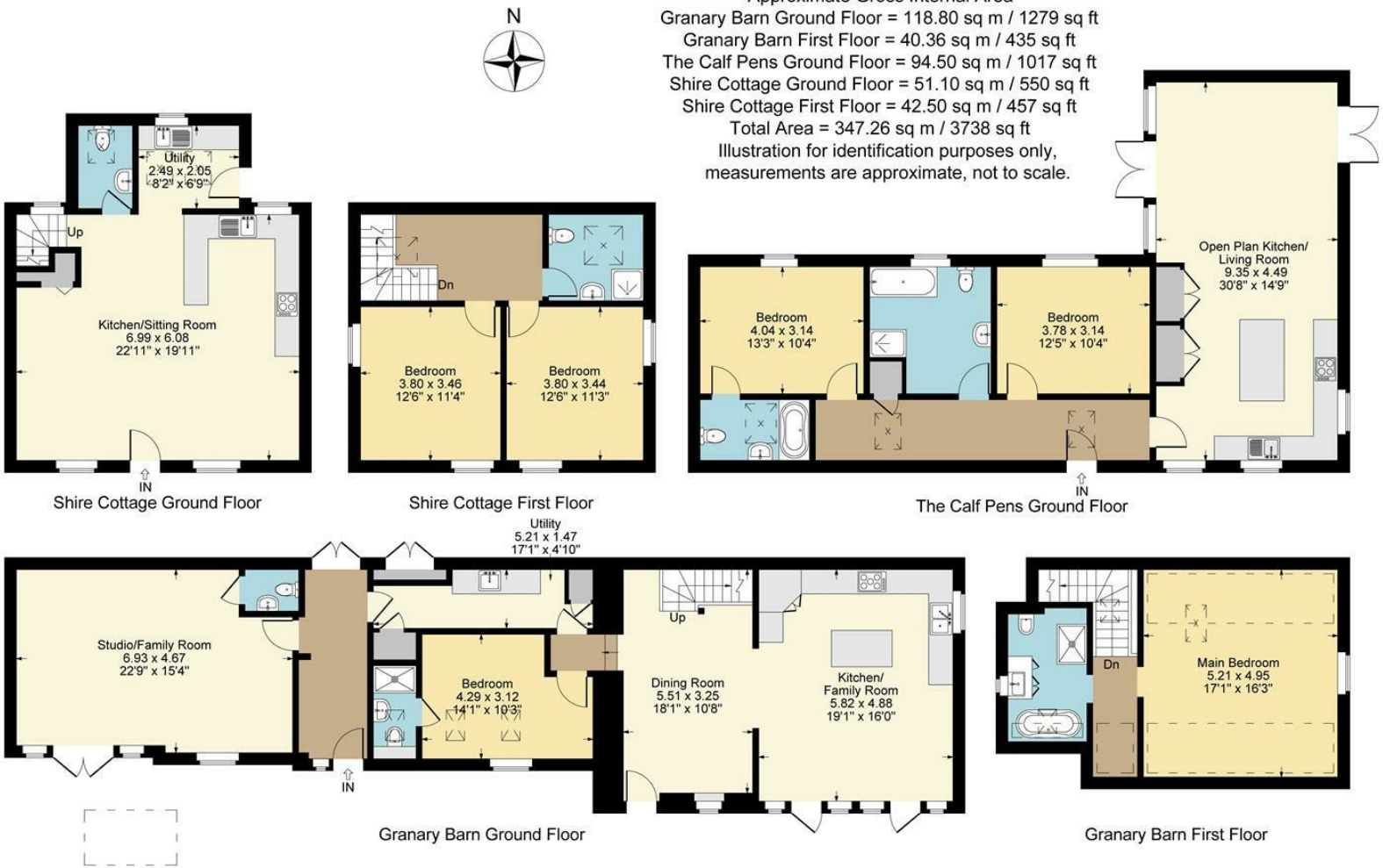
Granary Barn, The Calf Pens & Shire Cottage, Littleworth Farm, Honington, Shipston-on-Stour, CV36 5EL

## 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.

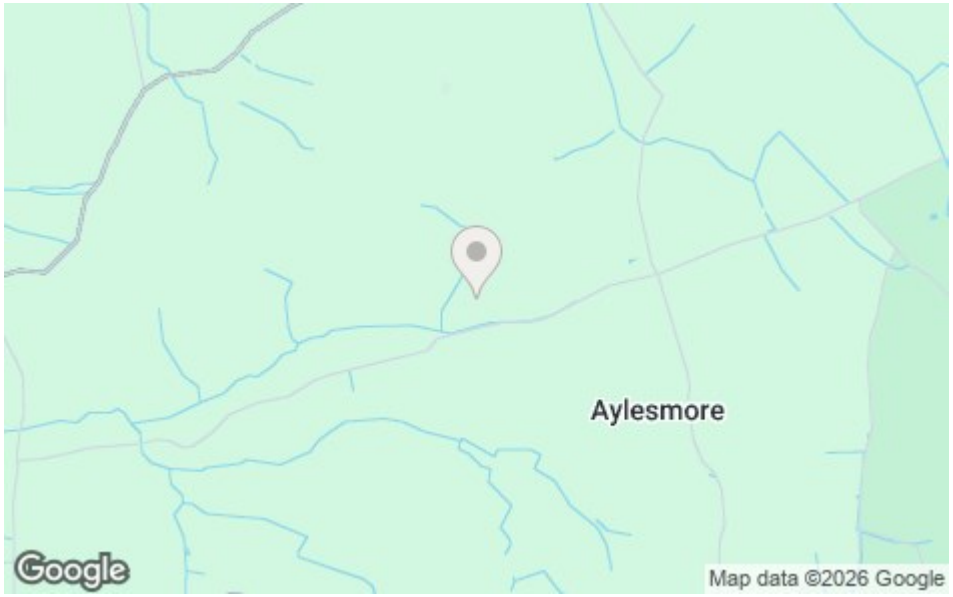
LISTED: No

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.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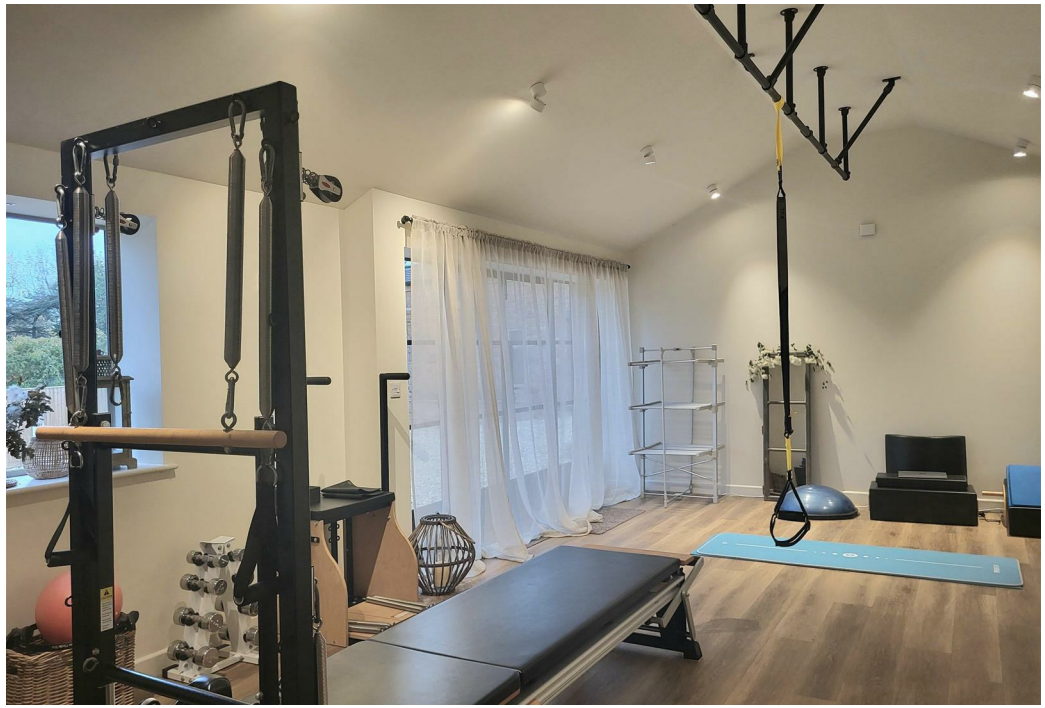

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Winkworth