

2 Bedroom Barn Conversion for Sale - £450,000

Goldicote Court, Goldicote, Stratford upon Avon, Warwickshire, CV37 7NQ



KEY FEATURES

- 2 Double Bedrooms • 2 Bathrooms • Character Property • NO ONWARD CHAIN • Inglenook Fireplace with Stove • Private Courtyard Garden • Double Garage with Office Above • Loft Office Room in Main House

Description

Offered for sale with no onward chain, this delightful two-bedroom barn conversion was formerly a traditional cow shed and forms part of a small collection of converted farm buildings in the peaceful setting of Goldicote, just outside Stratford-upon-Avon.

The ground floor features a lovely lounge/diner, centred around an impressive inglenook fireplace with wood-burning stove. Double doors open directly onto the rear courtyard garden, creating an easy flow between inside and out. From the lounge area, there is access via a loft ladder to a useful office loft space, with ample scope to add a permanent staircase if desired, subject to the necessary consents.

The kitchen is positioned at the front of the property and offers ample cupboard space, integrated appliances and space for a breakfast table.

Also on the ground floor is a double bedroom with built in wardrobe, together with a bathroom fitted with a bath with shower over, WC and basin

On the first floor, the second double bedroom benefits from built-in wardrobes and a luxurious en-suite shower room.

Outside, the courtyard garden offers a private seating area and retains a distinctive feature of the property's history, with the original cattle weighing scales still in situ. A further notable benefit is the double garage (en-bloc), with a room above ideally suited as a home office, studio or hobby space, complete with its own en-suite shower room.

Parking is well provided for, with two spaces in front of the garage along with a further allocated parking space outside the property.

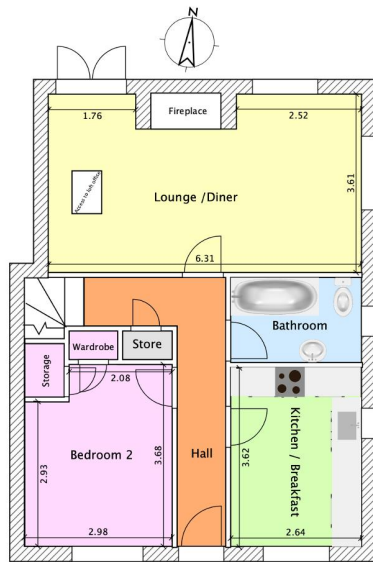
Additional Information

We are informed by the vendor that the property is freehold and benefits from mains electricity and water. Heating is via oil-fired central heating and drainage is via a shared BioDisc system. We are advised that there is an annual service charge of £600. Council Tax Band F with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.



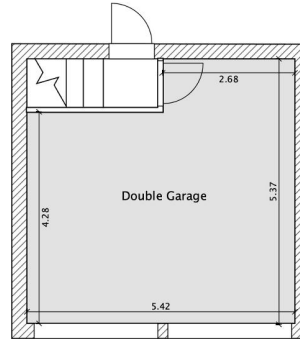






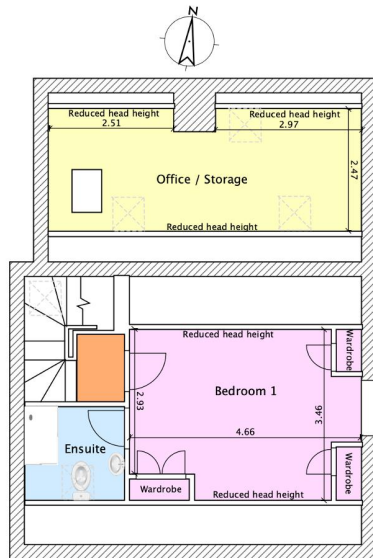
Indicative floor plans for illustration purposes only
 Approximate Gross Internal Floor Area 872 ft² / 81 m² (excl Loft Office and Garage)
 Approximate Gross Internal Floor Area 1529 ft² / 142 m² (Incl Loft Office and Garage)

GROUND FLOOR



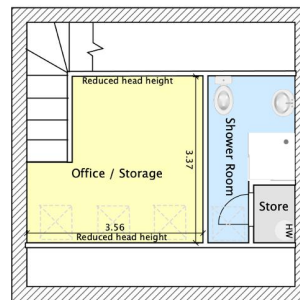
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GARAGE GROUND FLOOR



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FIRST FLOOR



Indicative floor plans for illustration purposes only

GARAGE FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		