



Connells

Mill Street
Shipston-On-Stour

Mill Street Shipston-On-Stour CV36 4AW

for sale offers over
£300,000



Property Description

Mill Bank Cottage is a charming two-bedroom character property offering a delightful blend of period features and modern-day comfort. The accommodation includes a welcoming kitchen/dining room with granite work surfaces and ample space for dining, together with a spacious dual-aspect lounge featuring an attractive stone fireplace.

To the first floor are two bedrooms, both showcasing exposed beams, with the principal bedroom benefiting from an en-suite shower room. A family bathroom completes the accommodation.

Outside, the property enjoys a principally walled garden with lawn, patio area, pergola and timber garden shed, providing an ideal space for relaxing and entertaining. To the front are two allocated off-road parking spaces, with a nearby electric power point offering potential for EV charging.

A delightful cottage in a desirable setting, combining character, comfort and practicality.

Introduction

Shipston-on-Stour is a charming small town in Warwickshire, set along the banks of the River Stour in the northern Cotswolds, approximately 10 miles south of Stratford-upon-Avon. A former historic market town, Shipston retains much of its traditional character, with an attractive High Street and notable buildings including St Edmund's Church.

The town offers an excellent range of amenities, including independent shops, restaurants and public houses, along with primary and secondary schools, a medical centre and a variety of sports clubs. Well-regarded grammar schools can be found nearby in Alcester and Stratford-upon-Avon,

while the larger centres of Stratford-upon-Avon, Banbury, Oxford, Warwick and Leamington Spa are all easily accessible.

Kitchen/Dining Room

The cottage is entered via a welcoming kitchen/dining room featuring an attractive chequered ceramic tiled floor and staircase rising to the first floor. The room offers ample space for a dining table, making it ideal for both everyday family living and entertaining.

The fitted kitchen comprises a range of wall and base units with granite work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include a four-ring gas hob, while there is also space and plumbing for a washing machine and space for a fridge freezer. Additional features include an understairs storage cupboard, recessed ceiling downlighters, and windows to both side elevations providing plenty of natural light. A door leads through to the lounge.

Lounge/Diner

A well-proportioned and inviting lounge/diner enjoying a dual-aspect outlook with large sash windows to the front and side, allowing for plenty of natural light throughout the day. A characterful focal point is provided by the finely dressed stone fireplace with matching stone mantel shelf and hearth (currently sealed). Further benefits include two radiators, creating a comfortable living space ideal for relaxation and entertaining.

First Floor Landing

A characterful first floor landing featuring attractive exposed beams, adding to the property's charm and character. The landing provides access to the roof space, a useful

boiler cupboard, and doors leading to the bedrooms and family bathroom.

Bedroom One

A charming principal bedroom featuring attractive exposed beams, enhancing the cottage's character and appeal. The room benefits from a window to the front elevation, a radiator, and direct access to the en-suite shower room.

En-Suite Shower Room

Partly tiled and fitted with a white suite comprising a low-level WC, wash hand basin, and shower cubicle. A window to the side elevation provides natural light and ventilation.

Bedroom Two

A delightful second bedroom featuring exposed beams, which add to the property's character and charm. The room benefits from a window to the side elevation providing natural light, along with a radiator.

Bathroom

A well-appointed family bathroom, partly tiled and fitted with a white suite comprising a low-level WC, wash hand basin, and panelled bath with shower attachment. Further features include tiled flooring, a heated towel rail, and a roof window to the side elevation, providing natural light and ventilation.

Outside

To the front of the property there are two off road parking spaces with electric point close

by. From the parking area, steps lead up to the principally walled garden, providing a pleasant and private outdoor space. A paved pathway leads to the front entrance, alongside a lawned garden area. Adjoining this is a paved patio, ideal for outdoor dining and entertaining, with an attractive pergola over. The garden also benefits from a useful timber garden shed offering additional storage.

Agency Notes

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

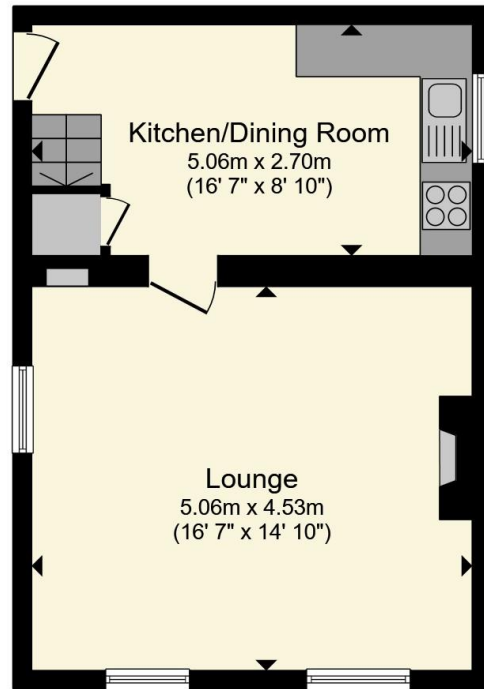
Buyer Aml Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

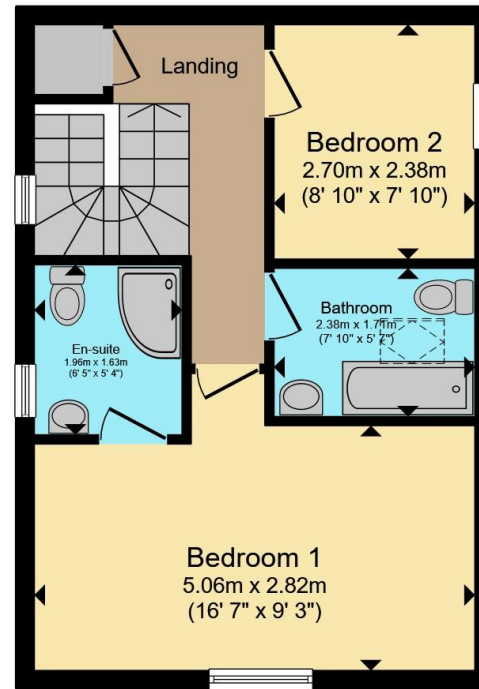








Ground Floor



First Floor

Total floor area 75.2 m² (809 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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Bridge Street
WELLESBOURNE CV35 9QP

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBE104198



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