



**5 Holyoake Court
Little Alne
Wootton Waven
Henley-In-Arden
B95 6HW**

Offers In Excess Of £400,000

Address: 35 High Street, Alcester, B49 5AF - Email: info@earlesgroup.co.uk - Telephone: 01789 330 915

Forming part of an attractive courtyard development in the rural hamlet of Little Alne, this charming two-bedroom conversion forms part of an original former cowshed, sympathetically converted in 1987. As part of the approved conversion works, a section of the building was carefully realigned to improve visibility and safety at the entrance to the former farmyard, while retaining the original character and many of the original structural beams. The property enjoys a wealth of character, together with two private parking spaces, a garage, and an enclosed rear garden.

Entrance Hall

9'7" x 8'5" (2.94m x 2.58m)

A timber glazed entrance door opens into a welcoming reception hall featuring wood-effect laminate flooring, exposed ceiling timbers, a night storage heater, staircase rising to the first floor, and doors leading to the principal ground floor accommodation.

Living Room

15'11" x 10'6" (4.86m x 3.22m)

A well-proportioned reception room centred around an attractive fireplace with inset log-burning stove. Exposed ceiling timbers add character, while timber glazed patio doors provide direct access to the rear garden. A timber double-glazed window overlooks the front elevation, with two night storage heaters beneath.

Kitchen/Dining Room

15'11" x 13'9" (max) (4.87m x 4.20m (max))

Fitted with a range of wall and base units complemented by granite work surfaces and a Belfast sink with mixer tap. Integrated appliances include an electric oven, four-ring electric hob, under-counter fridge and freezer. The room features natural stone flooring, a night storage heater, three timber casement double-glazed windows, and timber glazed patio doors opening onto the rear garden, creating an ideal entertaining space.

First Floor

Bedroom One

14'6" x 10'6" (restricted head height) (4.43m x 3.22m (restricted head height))

A generous dual-aspect double bedroom featuring a Velux roof window to the front elevation, dormer window overlooking the rear, and a night storage heater.

Bedroom Two

15'11" x 8'0" (restricted head height) (4.86m x 2.44m (restricted head height))

A spacious second double bedroom benefiting from a large walk-in wardrobe, night storage heater, and timber casement double-glazed window to the side elevation.

Shower Room

8'6" x 5'10" (2.60m x 1.80m)

A well-appointed four-piece shower room comprising a walk-in shower with mixer shower, WC, wash hand basin and bidet, complemented by wood-effect laminate flooring and a Velux roof window providing natural light.

Outside

The property enjoys an enclosed rear garden, ideal for outdoor dining and relaxation. There are two allocated private parking spaces, together with a single en-bloc garage.

Garage

16'9" x 7'4" (5.12m x 2.26m)

With up-and-over door, power and lighting.

Additional Information

Services:

Mains electricity and water are connected to the property. The development is served by a private sewage treatment plant. The treatment plant, communal areas and shared driveway are maintained by a management company, which is jointly owned and managed by the owners of the five properties within the development, with maintenance costs shared between them.

Broadband and Mobile:

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps. For more

information visit: <https://checker.ofcom.org.uk/>

Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Variable outdoor

O2 - Variable outdoor

Three - Variable outdoor

Vodafone - Good outdoor

Council Tax:

Stratford on Avon District Council - Band D

Tenure: The property is freehold with vacant possession given on completion of sale.

Flood Risk:

Rivers and the sea

Yearly chance of flooding - Very Low

Yearly chance of flooding between 2036 and

2069- Very Low

Surface water

Yearly chance of flooding - High

Yearly chance of flooding between 2040 and

2060 - High

For more information, please visit:

<https://www.gov.uk/check-long-term-flood-risk>

Fixtures and Fittings:

All the items mentioned in the particulars are included in the sale, others if any are specifically excluded.

Viewing

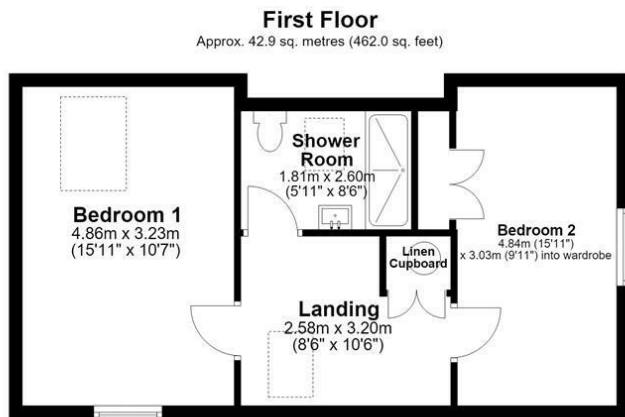
Strictly by prior appointment through John Earle on 01789 330 915.

John Earle is a Trading Style of John Earle & Son LLP

Registered Office: Carleton House, 266-268 Stratford Road, Shirley, B90 3AD

Reg. No. OC326726.





Total area: approx. 86.9 sq. metres (935.8 sq. feet)

