



Wheelwright Cottage Front Street, Ilmington

Guide Price **£375,000**



Wheelwright Cottage Front Street

Ilmington, Shipston-On-Stour

This charming two-bedroom cottage is located in the popular village of Ilmington, within walking distance of the two local pubs, a village shop/café, and primary school.

A pretty low brick wall surrounds the front of the cottage, with a gate leading to the front door. Upon entering, you are welcomed by a spacious and bright sitting room featuring an open fire, ideal for cosy evenings. The sitting room seamlessly connects to a lovely dining area, while the well-appointed kitchen is situated at the back of the cottage. The kitchen includes a range of fitted units and work surfaces, and it has a rear door that opens to the courtyard, which in turn has a gate leading to the side of the cottage.

Upstairs, there are two double bedrooms, each offering space for wardrobes and additional furniture. The generously sized family bathroom is equipped with a shower over the bath, and it could be remodelled to accommodate a separate bath and shower if desired.





Outside, you'll find a rear-walled courtyard garden, as well as a small front garden located between the gate and the front door.

There is an opportunity to modernise the cottage, which is being offered with NO ONWARD CHAIN.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

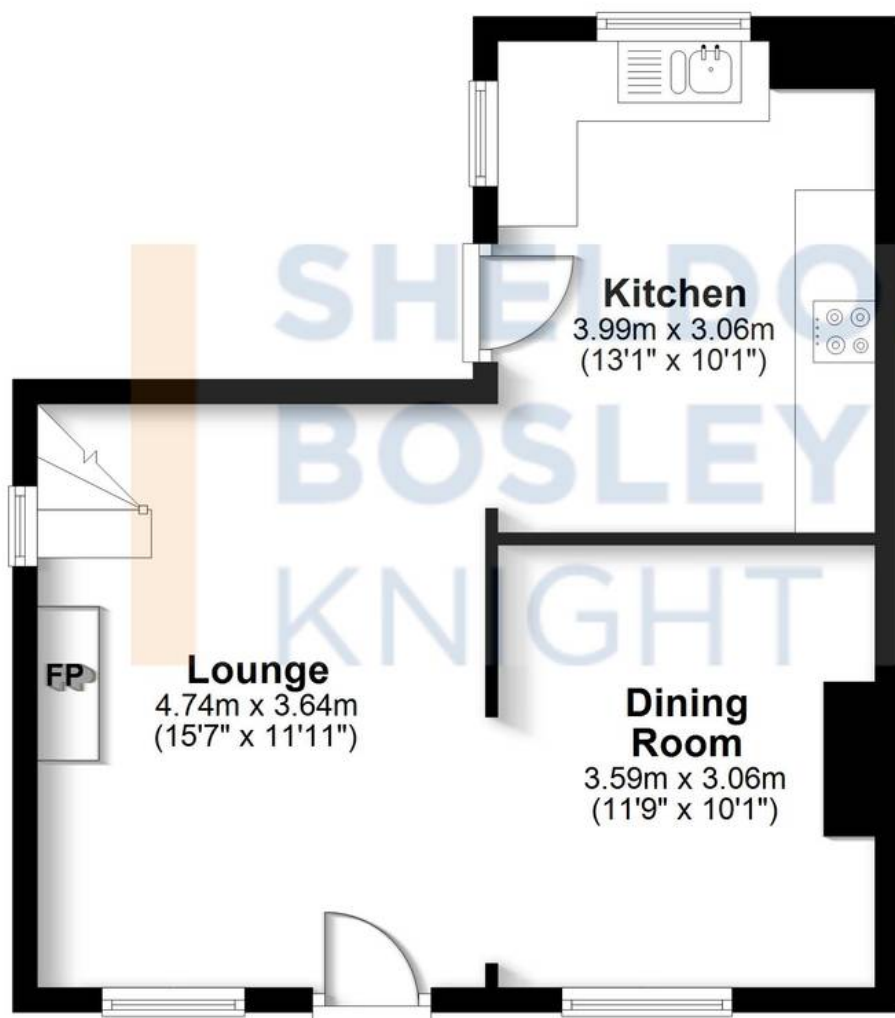
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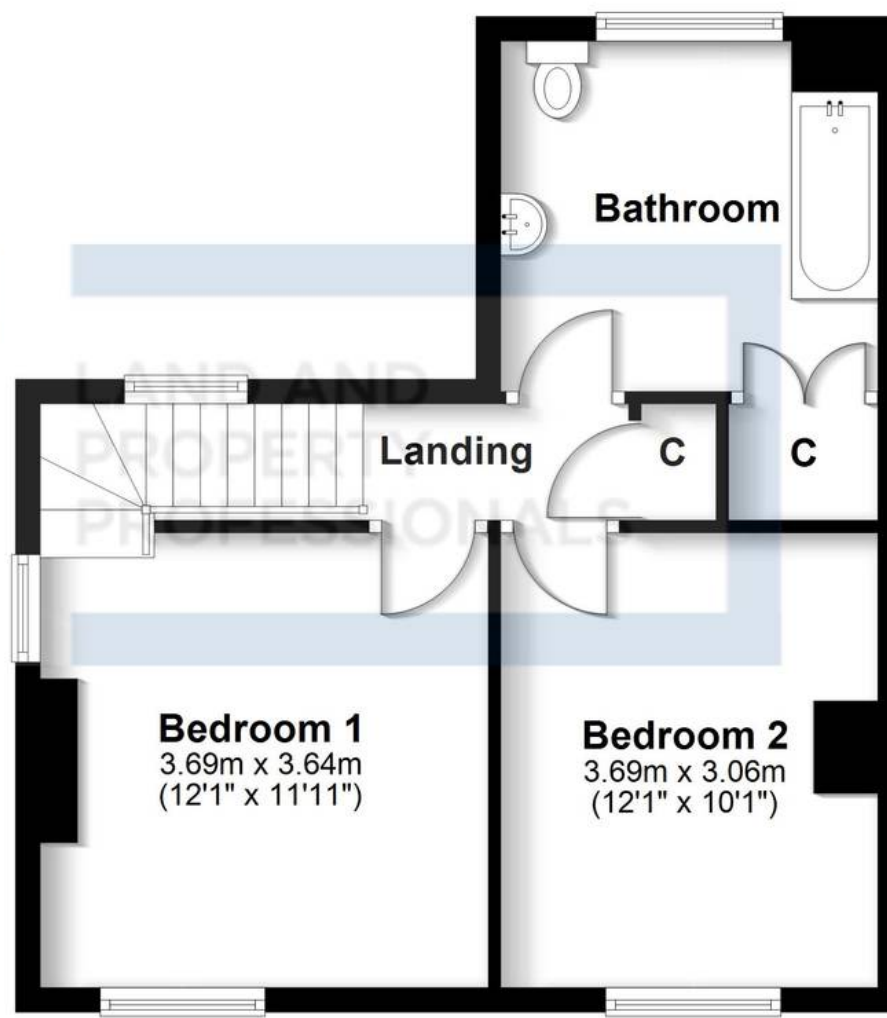
Ground Floor

Approx. 41.3 sq. metres (444.3 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.7 sq. feet)



Total area: approx. 82.8 sq. metres (891.0 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.

Plan produced using PlanUp.



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Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.