

Carlile House

Stratford Road, Bidford-on-Avon



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Stratford Road, Bidford-on-Avon,
Alcester, B50 4LL

An extensive collection of properties and barns offering considerable scope for development. Versatile barn conversions with extensive accommodation extending to 4783 sq ft arranged as a former guest house including self contained ground floor annexe, plus two holiday let cottages within the grounds, large Dutch barn, outbuildings and stables with two paddocks 4.4 acres in-all.

Description

A well converted set of barns, constructed of Blue Lias Stone, with Dutch Barns and extensive outbuildings. The stone barns have been converted by the current owners to form a guest house and holiday lets. The Dutch Barn to the rear and the large workshop have been used as storage and light business use; these buildings offer a superb opportunity to develop, subject to planning. There are additional outbuildings as well as separate stables with storage. The main barn is beautifully built with charm and character features throughout, detailing includes stained glass windows, exposed stone and timbers to the wall and ceiling, the heart of the house has a large vaulted ceiling with feature fireplace and a well fitted kitchen with Aga. The accommodation continues with a flexible layout including a fully self contained apartment on the ground floor, the remaining barn offers four reception rooms and six bedrooms with four bathrooms.

The Cottages are detached from the main house, situated in the courtyard with parking to the front. Each cottage has been arranged to provide self contained holiday accommodation with fully fitted kitchens and two bedrooms per cottage with shower rooms. These cottages are ideal to continue as Holiday Lets as they are separate from the main barn and could provide a healthy income.



Outside

A private drive turns under an arch into the courtyard from which you can access the main house and cottages. The main drive continues to a large hard standing area in front of the barns.

The **workshop** building provides an excellent work space with an attractive stone fireplace. There is a telephone line, power and hot and cold water supply. There is a mezzanine storage, WC.

Dutch Barn, providing space on two levels with access to the front and rear floors via steel staircases providing excellent dry storage. There is light and power to the building.

Stable Block, with three internal loose boxes, dog kennel area and tack room in addition to lawn equipment storage area to which access is gained via wide double doors.

To the rear of the Dutch Barn is an orchard with Pond, beyond which are two well maintained and fenced paddocks, these can also be accessed from a gate next to the stables.

Situation

This property is situated between Bidford-on-Avon and Stratford-upon-Avon, with the village of Welford on Avon is also close-by which is one of the most popular villages in Warwickshire. Stratford-upon-Avon, just under two miles away has an excellent range of restaurants, shopping and recreational facilities and is well served by schools including Stratford Preparatory School, Boys and Girls Grammar school's and The Croft Preparatory School. The property is well placed for access to Birmingham and the motorway network with the M40 (J15) approximately 6 miles away and Warwick Parkway station approximately 8 miles away. There is Racing at Stratford-upon-Avon, Warwick and Cheltenham and golf at Stratford-upon-Avon, Bidford and Snitterfield.

Mileages

Stratford-upon-Avon - 6 miles; M40 (J15) - 13 miles Warwick - 14 miles; Warwick Parkway Station - 14 miles - (Trains from Warwick Parkway station to London Marylebone from 87 minutes); Birmingham International Airport - 28 miles (Distances and time approximate).



Cottage Two

Directions

From Stratford upon Avon proceed along the Evesham Road (B439) signposted to Bidford-on-Avon. After approximately 6 miles on the left hand bend take the right hand turn toward Temple Grafton.

General Information

Postcode

B50 4LL

Services

LPG gas and private sewer.

Local Authority

Stratford on Avon District Council - 01789 260 990

Fixtures and Fittings

Only those items mentioned in the particulars are included in the sale. All other items are specifically excluded but may be available by separate negotiation.

Tenure

Freehold

Viewings

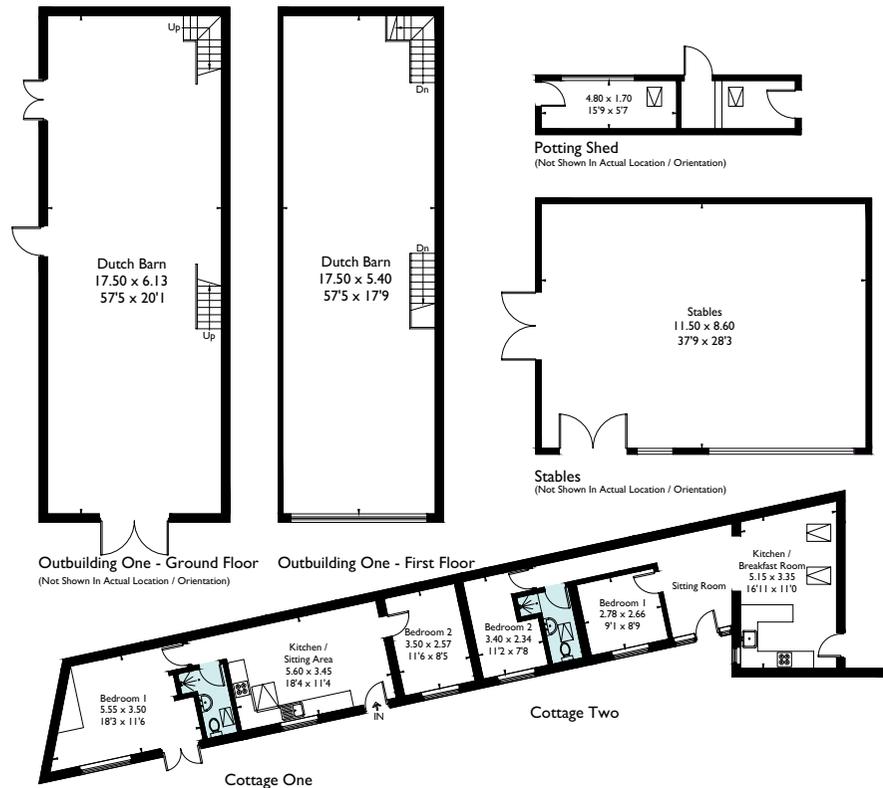
By appointment with sole agents Hamptons International
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E		
(21-38) F		
(1-20) G	3	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate Gross Internal Area = 338.7 sq m / 3646 sq ft
 Cottages = 105.6 sq m / 1137 sq ft
 Stables = 98.9 sq m / 1064 sq ft
 Outbuildings = 302.8 sq m / 3259 sq ft
 Total = 846 sq m / 9106 sq ft



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FOR CLARIFICATION, We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these particulars.



Beyond your expectations