



HAYMAN-JOYCE

BYRE COTTAGE

DARLINGSCOTT
SHIPSTON-ON-STOUR
WARWICKSHIRE
CV36 4PN

SUPERBLY PRESENTED BARN
CONVERSION FINISHED TO THE
HIGHEST STANDARDS IN A
TRANQUIL SETTING.

SITUATION

Darlingscott is a small village comprising mostly period cottages and farm buildings

It lies approx. 3 miles from Shipston-on-Stour and 6 miles from Moreton-in-Marsh where there is a mainline train station from which trains reach London Paddington from 92 minutes

The award-winning Daylesford Farm Shop is about 14.5 miles away

The Members' Club, Soho Farmhouse, is about 18 miles away

Other larger towns within easy reach are Warwick (17.5 miles), Stratford-upon-Avon (11.5), Leamington Spa (20) and Banbury (19.5)

Guide Price £895,000

HAYMAN-JOYCE

High Street, Moreton-in-Marsh
Gloucestershire
GL56 0AX
01608 651188
moreton@haymanjoyce.co.uk







THE PROPERTY

- This stunning barn conversion was converted in 1991 and has been modernized and extended to an exceptionally high standard by the current owner, complemented by a beautifully landscaped walled cottage garden, and parking barn with stairwell leading to the loft, offering great potential as a home office/studio
- Of particular note is the impressive “Barn & Brook” bespoke fitted kitchen/breakfast room, offering a high-specification finish, with a good selection of storage solutions, including a central island with an integrated circular oak table, double pantry cupboard and large dresser unit. There are a number of integrated appliances including a Siemens combi-oven, warming draw and induction hob, Liebherr fridge and freezer, wine fridge, Siemens washer/dryer and a Perrin & Rowe hot water tap. The kitchen is further complemented by exposed vertical and horizontal beams, bespoke wooden window shutters, and porcelain tiled flooring
- Leading off the kitchen, through the good-size hall, is the useful study, with fitted oak office furniture, and a downstairs cloakroom with low-level wc, floating sink unit, wooden paneled walls and tiled flooring
- The 32 ft. sitting/dining room is particularly generous in size, with many attractive features such as oak wooden flooring with underfloor heating, exposed vertical and horizontal beams, bespoke wooden window shutters, part wooden paneled walls and a contemporary "HWAM" Danish-designed wood-burner
- To the first floor, are three double bedrooms
- The principal bedroom has the benefit of built-in wardrobes and a well-appointed en-suite shower room with a concealed wc, integrated wash-hand basin with Quartz worktops, walk-in double shower and underfloor heating
- The two remaining bedrooms also have the benefit of built-in wardrobe cupboards, and are serviced by the main family bathroom, which has a double-ended bath with shower attachment, concealed wc, fitted sink unit with Quartz worktops and underfloor heating
- EPC Band D

OUTSIDE

- Externally, the pretty walled garden enjoys a good degree of seclusion and is mostly laid to lawn with extensive herbaceous borders and flower beds, a large terrace and an open pavilion with sky dome. There is also a personal door opening to the rear of the parking barn, providing access to the studio above



DIRECTIONS

- From Moreton-in-Marsh head north on the A429 (Fosse Way) and after approx. 6 miles turn left signposted ‘Darlingstott’ and ‘Ilmington’ following the road for 1 mile
- On reaching the village continue through and at the crossroads go straight over
- Follow the road going around to the right and just as you leave the village turn left into a driveway
- Go under the archway and the carport to Byre Cottage will be found on the left, adjacent to the cottage
- what3words: beakers.kitchen.belts

SERVICES

- Main water, electricity and drainage are connected
- Oil fired central heating
- Average broadband speeds advertised within this postcode are up to 72.2 Mbps

OUTGOINGS

- Council tax – currently band F
- Tax payable for 2023/24 - £3,063.12
- As the property has been improved it has been marked with an improvement indicator. Therefore, the council tax band will be reviewed and will likely increase following the sale of the property

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

- Strictly by prior appointment with the sole selling agents:

H A Y M A N - J O Y C E
01608 651188

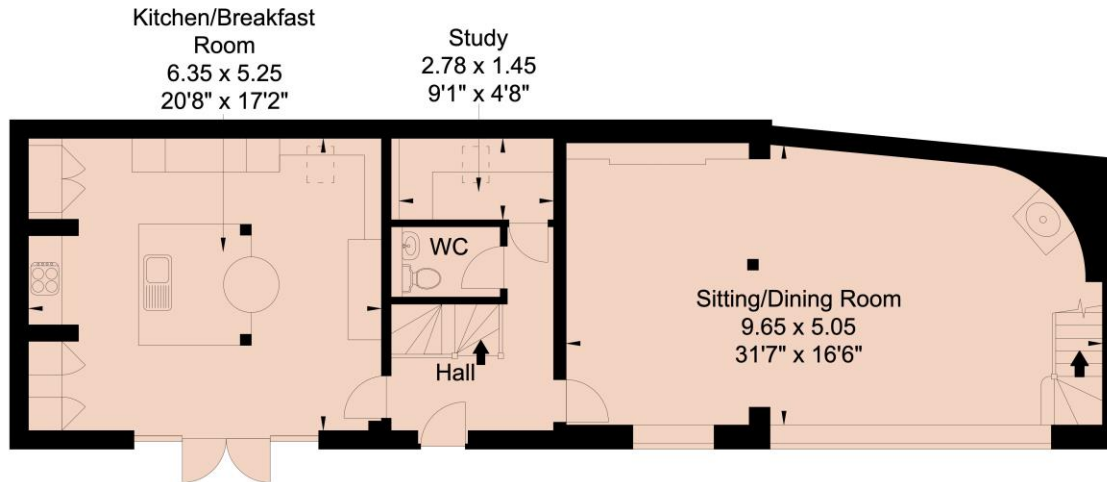


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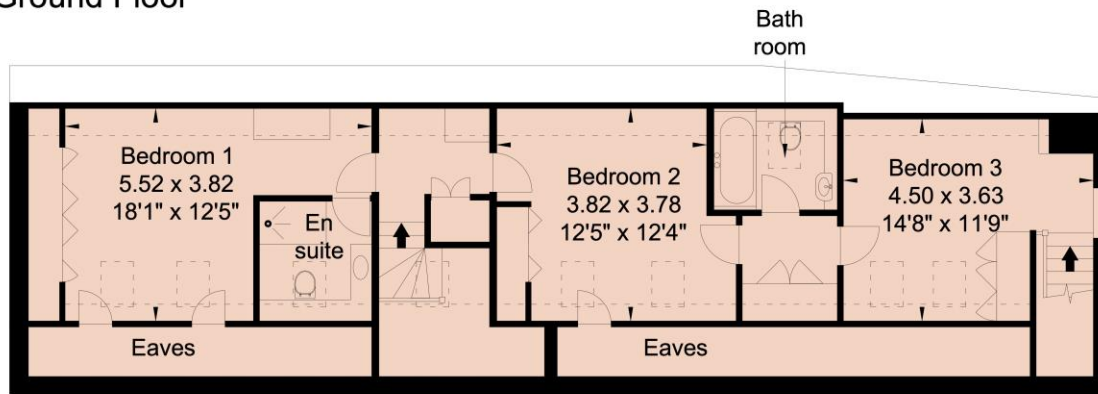
IMPORTANT NOTICE

1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.





Ground Floor



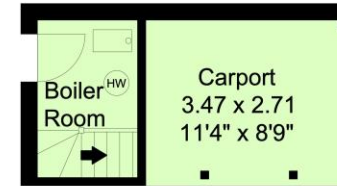
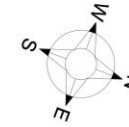
First Floor

Approximate Gross Internal Floor Area
 House: 172 sq m (1,852 sq ft)
 Outbuildings: 37 sq m (400 sq ft)
 Total: 209 sq m (2,252 sq ft)
 inc. restricted head height
www.cotswoldplans.co.uk
 ma/15864

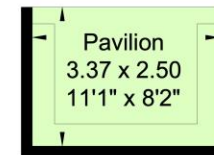
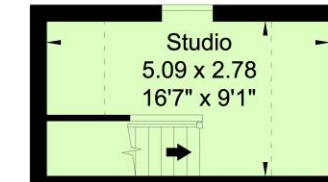
This plan is for guidance only and must not be relied upon as a statement of fact.

 Denotes restricted head height

Byre Cottage Darlingscott

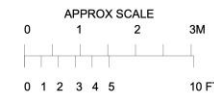


Outbuilding
First Floor



Outbuildings

Not shown in actual location / orientation



← → Arrow's denote extent of measurements shown.

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