



HAYMAN-JOYCE

IDLICOTE ROAD

THE OLD VILLAGE STORES

FOSSIE WAY
HALFORD
SHIPSTON-ON-STOUR
WARWICKSHIRE
CV36 5BN

HIGHLY DISTINCTIVE
AND SUPERBLY PRESENTED
DETACHED PERIOD HOME
DATING BACK TO 1850.

SITUATION

Picturesque village surrounded by beautiful countryside with a medieval stone bridge that crosses the River Stour
There is a strong community within the village, including an active village hall and public house
Service station and convenience store
Located approx. 3 miles north of Shipston-on-Stour where there are more facilities for everyday needs
Other schools are found at Tredington, Ettington and Shipston-on-Stour
GP practices are found at Ettington, Shipston-on-Stour and Tysoe
Annual Halford village fete
Good transport links from Stratford-upon-Avon and Warwick

Guide Price £650,000

HAYMAN-JOYCE

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



THE PROPERTY

- Originally the old village shop and storeroom for Halford and neighbouring villages, the property was brilliantly converted in 1995 to provide spacious and versatile accommodation, offering the unique proposition of a spacious three-bedroom cottage with an adjoining two-bedroom annex, the whole complemented by walled and landscaped gardens, and off-street gravelled parking
- The main part of the cottage offers an impressive modern fitted kitchen/dining room with a good selection of wall and floor units with quartz based work surfaces and one and a half stainless-steel sink, a large central island with storage and integrated wine rack, several built-in appliances, including a stainless-steel eye-level AEG double oven with Lamona warming drawer, AEG induction four-ring hob, Limona fridge and separate freezer, understairs recess for upright fridge/freezer and space and plumbing for mini-dishwasher, washing machine and tumble dryer, the original flagstone floor, oak wooden ceiling beams, stairwell leading to the first floor, and external door to the front
- Well-presented sitting room with brick-built fireplace incorporating a cast-iron wood burner, wood laminate flooring and contemporary bi-folding doors leading onto the newly laid terrace. A separate door leads to the oil tank
- On the first floor the landing connects to all the first-floor accommodation
- The principal bedroom is particularly impressive, offering a number of fitted wardrobes and the wonderful original feature of the external wooden hatch door providing double-aspect natural lighting, and which used to bring in deliveries into the storeroom above the village shop. The bedroom also has the advantage of an en-suite shower room with fitted cubicle with rains-shower over, concealed sink with vanity cupboards below and low-level wc
- Good size double bedroom two with built-in wardrobe and vaulted ceiling
- Good size double bedroom three enjoys the magnificent feature of the original oak wooden turn wheel for shop deliveries, exposed A-frame beams and vaulted ceiling
- Stylish fitted family bathroom comprising of a panelled bath with rain-shower over, low-level wc and pedestal wash-hand basin, complemented by good-quality tiled flooring and contrasting metro tiled walls
- The adjoining annex offers the ideal space for an elderly relative, teenager or a potential rental opportunity
- The hall, with its own access, offers a great deal of character, with a full vaulted ceiling, rooflight, exposed oak beams and part-exposed stone walls
- Well-presented kitchen/utility, offering a good selection of wall and floor units, wooden work surfaces with integrated breakfast bar, twin Belfast sink, built-in Bosch oven and microwave, separate four-ring hob, built-in IKEA fridge-freezer and space and plumbing for washing machine. There is also a fully glazed back door leading onto the terrace
- Through triple-folding oak-framed glazed doors, is an additional sitting room, with a decorative fireplace incorporating an electric cast-iron burner, with wooden surround, good-quality wood laminate flooring and a large built-in storage cupboard

- Ground floor double bedroom with an adjoining en-suite shower room, consisting of a built-in shower cubicle with rain-shower over, low-level wc and concealed sink with vanity cupboards below
- To the first floor, there is an additional good size single bedroom/study with built-in wardrobe cupboard
- EPC Band D
- If this is a lettings investment, we would recommend a lettings guide price in the region of £2,200 pcm

OUTSIDE

- The enclosed walled rear garden has been recently landscaped, with a large terrace leading to a section of lawn, with a paved path connecting to the rear of the garden, where there are a couple of wooden sheds and raised planting beds
- The garden also provides off-street gravelled parking for one/two vehicles, which is accessed off Idlicote Road through custom-made folding oak wooden gates

DIRECTIONS

- Heading north on the A429 within Halford just after the garage and convenience store, turn right into Idlicote Road and the gated entrance will be found on the right
- what3words: amicably.winning.jotting

SERVICES

- Mains water, electricity and drainage are connected
- Oil fired central heating
- Average broadband speeds advertised within this postcode are up to 26 Mbps if provider is BT

OUTGOINGS

- Council tax – band E
- Tax payable for 2025/26 - £2,854.04

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

- Strictly by prior appointment with the sole selling agents:

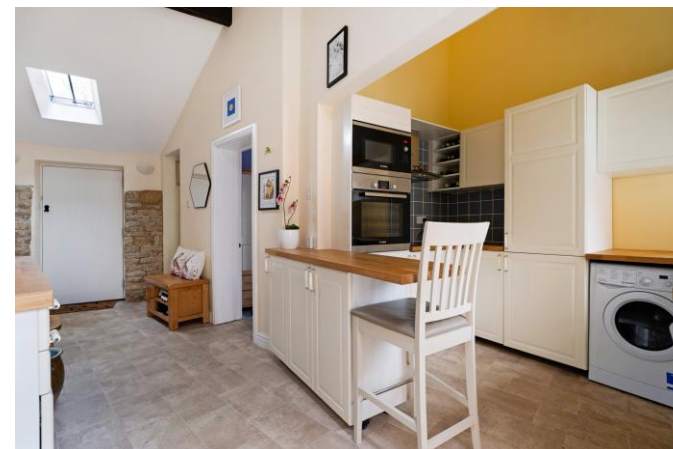
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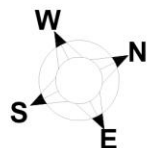
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IMPORTANT NOTICE

- 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.
- We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
- 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.
- 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.
- 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.
- 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.

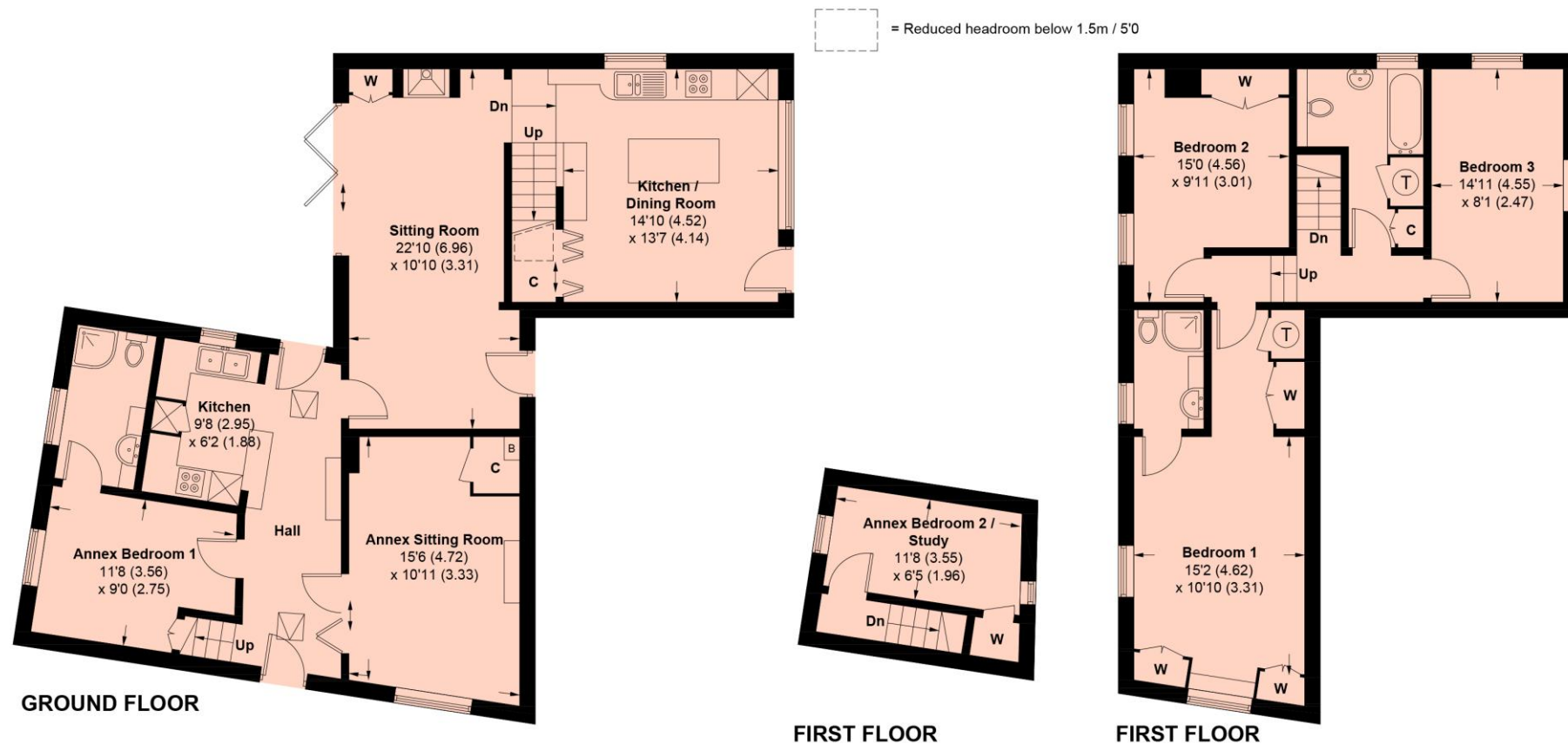




The Old Village Stores, Fosse Way, Halford, Shipston-on-Stour, CV36 5BN

Approximate Area = 171.0 sq m / 1841 sq ft

For identification only - Not to Scale



HAYMAN-JOYCE

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