



KILLARNEY CORNER, SHIPSTON ON STOUR, WARWICKSHIRE

SECCOMBES
ESTATE AGENTS

**KILLARNEY CORNER
SHEEP STREET
SHIPSTON ON STOUR
CV36 4AE**

Nestled on the North Cotswold Border, just 6 miles from Moreton-in-Marsh (with direct train service to London Paddington in 90 minutes), 11 miles from Stratford-upon-Avon, and 10 miles from Chipping Norton.

THIS CHARMING PERIOD TOWN CENTRE COTTAGE, CONVERTED FROM A BARN IN THE 1990s IS SITUATED ON A SOUGHT-AFTER STREET JUST A SHORT WALK FROM THE HIGH STREET

Entrance Hall, Sitting Room, Kitchen/Breakfast Room, Cloakroom, Landing, Two Double Bedrooms, Bathroom. Gas-fired Heating. Enclosed Courtyard Garden. Off-Road Parking Space.

Viewing through:

Seccombes Estate Agents, Shipston on Stour

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www.seccombesestateagents.co.uk



Shipston on Stour is a former market town situated in South Warwickshire and on the edge of the north Cotswolds. The town is a busy local centre with good shopping, schooling and recreational facilities serving its own population and a few surrounding villages. The larger centres of Stratford upon Avon, Banbury and Oxford are accessible.

Killarney Corner is an attractive and charming town centre period cottage that was lovingly restored from a barn to a house in the early 1990s. Designed by an award-winning architect, combines enjoys the pleasures of modern living, such as full cavity wall insulation, in an original Victorian Barn situated just a short walk from the High Street in the much desired Sheep Street.

The cottage offers well-presented, spacious and well-proportioned accommodation having two double bedrooms, sitting room with open fire and French doors out to the terrace, together with well-appointed kitchen/dining room and bathroom.. In addition there is an off-road parking space.

Features within Killarney Corner include original exposed beams and timbers, open fireplace with surround and hearth, together with oak-boarded flooring.

Outside is an enclosed courtyard garden with office and utility/storeroom cupboard off. In addition, there is an off-road parking space.



The accommodation comprises **Entrance Hall** with oak floor, understairs cupboard, stairs to first floor door to

Cloakroom with w.c., wash hand basin, modern Worcester gas-fired combi boiler (fitted 2020) for efficient heating and hot water.

Lounge with open fireplace with stone surround and hearth, timber mantel shelf with built-in cupboards to either side with display shelving over, exposed beam and timbers, double French door to courtyard garden.

Kitchen/Breakfast Room L-shaped with single stainless steel sink unit and drainer with fitted cupboards under, fitted base units with wooden work surfaces over, built-in wall unit, built-in display cabinet, plumbing for dishwasher, built-in Bosch electric fan oven with Fagor four-ring gas hob over and extractor hood above. Exposed beams and timbers.

Stairs rise to the first floor **Landing** with exposed beam

Bedroom One with exposed beams, two built-in double wardrobes.

Bathroom with bath with shower and shower screen over, w.c., wash hand basin, oak-boarded floor

Bedroom Two with exposed beams and timbers, built-in wardrobes.

Courtyard Garden

Approached from the sitting room is the **Courtyard Garden** about 10'0"/3.04m x 9'9"/2.97m part-walled and paved with **Office, Utility Store and Timber Garden Store.**

Single Off Road Parking Space

GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession.

Council Tax

This is payable to Stratford on Avon District Council. The property is listed in band C.

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Services

Mains electricity, gas, water and drainage are connected to the property. Worcester gas-fired combi boiler (fitted 2020) for central heating and hot water.

Energy Performance Certificate

Current: D (62) Potential: B (85)
(* EPC dated prior to new boiler being fitted)

Directions

By car from the centre of Shipston on Stour, take the B4035 for Chipping Campden. After about 250 yards, take the first turning right into Darlingscote Road. After about a further 50 yards turn right into Sheep Street. Killarney Corner is the first property immediately on the left.

Postcode CV36 4AE

By foot from the centre of the town proceed between Lloyds and the Air Ambulance Charity Shop into Sheep Street. Turn left and proceed up to the top of Sheep Street. Killarney Corner is the last property on the right on the corner with Darlingscote Road

IMPORTANT NOTICE

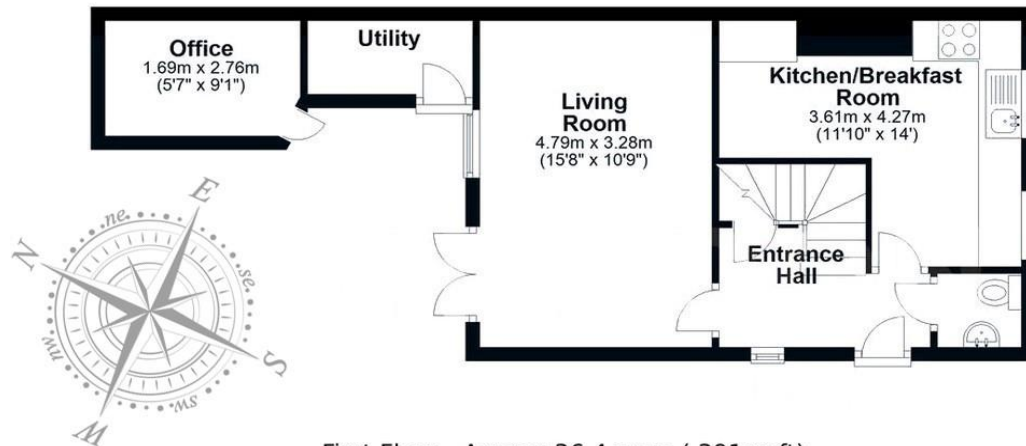
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs which were supplied by the vendor show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

MFF/S3211/F005/20.12.2024

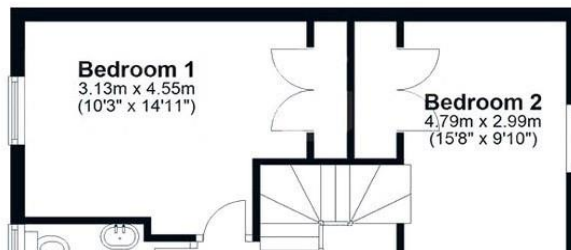
FLOOR PLANS

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Ground Floor Approx 43.6 sq m (469sq ft)



First Floor - Approx 36.4 sq m (391sq ft)



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