Calf Pens

Littleworth Farm | Honington | Shipston-on-Stour | Warwickshire | CV36 5EL

FINE & COUNTRY

STEP INSIDE

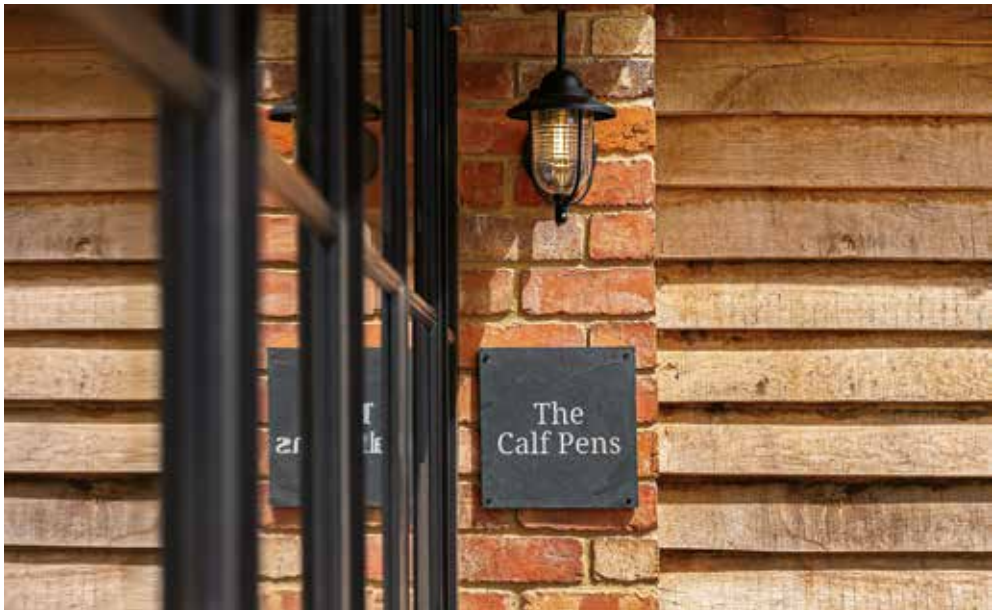
Calf Pens

Exquisite property with stunning Warwickshire countryside views perfect for a second home rural retreat or holiday investment.

Situated in a picturesque, rural location with exceptional views of the Warwickshire countryside is this remarkable conversion of a former calf barn. Now offering exquisite and stylish accommodation arranged over the ground floor with a light-filled atmosphere with a neutral colour palette that enhances the sense of openness. The layout is designed to maximise both comfort and functionality, creating a perfect setting for relaxation or entertaining. The sleek luxury wood effect flooring adds warmth and character to this sophisticated living space

The accommodation comprises; an open-plan living room/kitchen/dining room, two bedrooms (one being en-suite), and a large bathroom. Exceptional and stylish throughout.

Kitchen
This stunning bespoke kitchen features clean, minimalist cabinetry with a light, neutral palette, creating a bright and airy feel. The spacious countertop offers ample workspace, while the integrated oven and hob are seamlessly designed for both functionality and elegance. Open shelving adds a practical yet stylish touch, perfect for displaying kitchenware or decor. A well-positioned window brings in natural light, enhancing the warmth and inviting atmosphere of the space.



SELLER INSIGHT

The barns were gifted to me by my late parents, they were dairy farmers and the barns were known to me since childhood, each having its own purpose and each having its own lifetime of memories.

When I received them they were derelict, having fallen into disrepair as they had fallen out of use many years before. I spent a time while caring for my parents, planning what to do with the barns, I knew one was to be my home and I also knew that the other two would make ideal second homes or holiday lets at some point in the future.

I've spent the last two years redeveloping them. Shire Cottage I've had rebuilt from the ground up using the original bricks by local craft and tradesmen. My vision was to develop them with a contemporary feel yet retaining the outward look and shape of the original barns.

Each of the barns has a wonderful aspect, filling with natural light, catching the sunrises to the east in the mornings and bathing in the golden glow of the sun as it sets over the hills to the west.

The barns open-plan interiors are filled with natural light, creating a warm and airy feel. They are both fitted out with contemporary, fully fitted and integrated shaker style kitchens, air source underfloor heating, handmade windows and the Calf Pens especially with bespoke Crittall windows to both the east and west aspect. I've fitted LVT flooring throughout with stylish white sanitary wear in the bathrooms and en-suites.

The barns are located close to the thriving market town of Shipston-on-Stour, with its many amenities, shops restaurants and pubs. Close by is also Stratford-upon-Avon. The most important aspect of Shire Cottage and Calf Pens is their location, set in the stunning Warwickshire countryside.

*Having grown up and spent my life here, the surrounding countryside offers miles of endless walks and chances to explore the beautiful countryside.**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

Bedrooms

The bedrooms have a light and airy feel to them with recessed ceiling lights complimented by large skylights and window allowing natural light to flood the space. The smooth luxury wood effect flooring adds warmth and elegance.

Bathroom

This beautifully designed bathroom combines modern elegance with a serene atmosphere. It features a luxurious freestanding bathtub, ideal for unwinding after a long day, and a spacious walk-in shower with sleek glass panels for a contemporary touch. The large window allows natural light to flood the room, enhancing its airy and inviting feel. Finished with stylish flooring and a wall-mounted basin, this bathroom offers both functionality and sophistication, perfect for a relaxing retreat.

Outside

The rear of the property has a charming outdoor space is perfect for relaxing and entertaining. Featuring stylishly paved flooring and bordered by a modern wooden fence, the area offers privacy and tranquility is an ideal low-maintenance garden. With direct access from the house via a light-colored side door, this secluded patio area is perfect for alfresco dining or simply enjoying the fresh air in a peaceful setting. The expansive gravelled area at the front of the property offers a practical and low-maintenance solution, providing ample space for parking or a welcoming driveway. The gravel contrasts beautifully with the brick and timber façade of the home, enhancing its rustic appeal while also ensuring easy upkeep and durability. Ideal for those seeking a generous outdoor area that requires minimal care.

KEY FEATURES

- Rural location
- Countryside views
- Open-plan living
- Underfloor heating
- Parking for two cars
- Vacant possession

LOCATION

Calf Pen is located on the outskirts of the hamlet of Honington, and is just three miles from the bustling market town of Shipston-on-Stour often described as 'the Gateway to the Cotswolds', Shipston-on-Stour is a thriving market town home to a number of cafes, restaurants, and popular pubs, including The George Townhouse and The Bower House known for excellent food and drink.

Stratford-upon-Avon is approximately 20 minutes away, which boasts Shakespeare's birthplace. The River Avon winds its way through the town with boating activity and river cruises, surrounded by pretty south Warwickshire countryside.

Well situated for communications with good train services from Banbury and Moreton-in-Marsh into London Paddington M40 junction within easy reach. Other major centres within easy reach include Birmingham, Warwick, Leamington Spa, Oxford, Cheltenham, Coventry, and Birmingham.

Services, Utilities & Property Information
Utilities – Mains electricity, water and drainage.
Tenure – Managed Freehold
Property Type – Link detached
Construction Type – Standard – red brick
Council Tax – Stratford-on-Avon District Council
Council Tax Band F
Parking – Two designated off-road parking spaces
Mobile phone coverage – 4G mobile signal is available in the area - we advise you to check with your provider.
Internet connection – Currently this information is not available - we advise you to check with your provider.
Special Notes – There will be a service charge which is estimated to be circa £1,200 per annum – please ask the agent for further details.

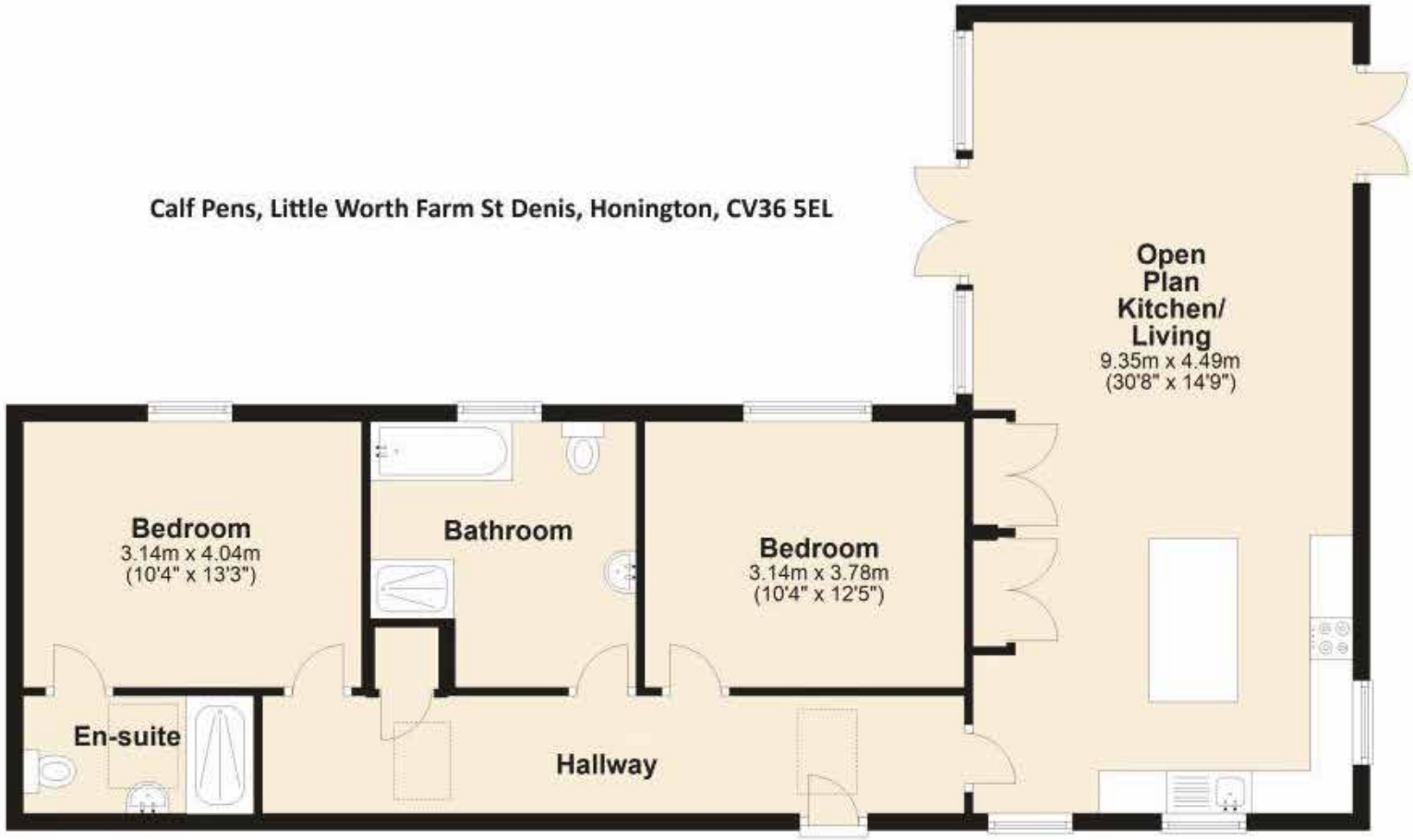
Directions – what3words ///hillsides.carbon.gamble

Viewing Arrangements
Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 07979 648748 or 01608 619919.

Website
For more information visit https://www.fineandcountry.co.uk/cotswolds-estate-agents

Agents Notes
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings, and appliances referred to have not been tested, and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property-related details rests with the buyer.

Calf Pens, Little Worth Farm St Denis, Honington, CV36 5EL



Ground Floor

Approx. 94.0 sq. metres (1011.5 sq. feet)

Total area: approx. 94.0 sq. metres (1011.5 sq. feet)

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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