



# Mill Barn

Darlingscott, Nr Ilmington, Shipton-on-Stour, Warwickshire



## Barn conversion with ancillary accommodation

A beautifully presented, light and spacious barn conversion set in a glorious, landscaped garden with annexe and garaging



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**4 BATHROOMS**



**DOUBLE GARAGE AND ANNEXE**



**1 ACRE**



**FREEHOLD**



**VILLAGE**



**3666 SQ FT**



**GUIDE PRICE  
£1,750,000**



### The property

Mill Barn is a delightful conversion of a traditional barn set in a private courtyard on the edge of the village. Approached from the village lane over a short drive which leads to a gravelled courtyard with ample parking. The house is light and airy with a mix of traditional and contemporary features. The front door opens into a dining hall. To the left a door leads into the sitting room with wood burning stove and doors into a small, enclosed courtyard. To the right is a staircase hall with study area and a door into the magnificent kitchen/breakfast/living room. This room looks out over the garden and there are two pairs of double doors onto the terrace. The kitchen is fully fitted with an electric AGA with gas fired companion. Off the kitchen is the utility room with a door to outside and a second cloakroom. From the hall, stairs rise to the first floor where there is a principal bedroom with extensive storage cupboards and an en-suite shower room. There are three further bedrooms and two bathrooms one of which is en-suite.

Across the courtyard is the annexe/garage block which comprises an office and kitchen on the ground floor and a spacious studio / bedroom and bathroom on the first floor, accessed by an external staircase.

### Outside

Mill Barn stands in stunning gardens and grounds which extend to just over an acre. There is a beautifully landscaped formal garden with well stocked flower borders contained within mature yew hedges. Beyond is an avenue of cherry trees and an adjacent orchard with plum, apple and damson trees. There is a productive vegetable garden with raised beds and a greenhouse. At the front of the house is a large, gravelled parking area with adjacent double garage, office and annexe above.













## Location

Mill Barn is in the village of Darlingscott in the North Cotswolds, between the market town of Shipston-on-Stour and Ilmington village. Shipston is well known for its wide range of shops and other local facilities. Communications are good with easy access to several local centres including Stratford-upon-Avon, Warwick, Leamington Spa and Banbury. In addition, there are regular rail services from Moreton-in-Marsh to Paddington and Banbury to Marylebone taking 90 and 55 minutes respectively.



## Distances

- Shipston-on-Stour 1.5 miles
- Ilmington 2 miles
- Moreton-in-Marsh 6.5 miles
- Stratford-upon-Avon 10 miles
- Banbury 17 miles

## Nearby Stations

- Moreton-in-Marsh - Paddington from 90 minutes
- Banbury - Marylebone from 55 minutes

## Key Locations

- Royal Shakespeare Company 10 miles
- The Warwickshire Golf Club 20 miles
- Stratford Racecourse 18 miles

## Nearby Schools

- Ilmington Primary School
- The Croft
- Stratford Grammar Schools
- Kitebrook House













## Floorplans

House internal area 3,666 sq ft (341 sq m)

For identification purposes only.

## Directions

CV36 4PN

From Moreton-in-Marsh take the A429 north towards Shipston-on-Stour. After the traffic lights at the Portobello crossroads take the first left and follow the road for about a mile. At the T-junction turn left and then take the 3rd driveway on the right-hand side after 200 yards, signed Brindles Barn. Mill Barn is at the end of the driveway.

what3words: ///unveils.skewing.vies

## General

**Local Authority:** Stratford-upon-Avon District Council  
- Telephone (01789) 267575

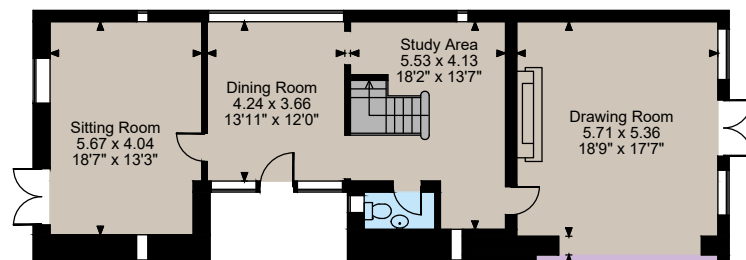
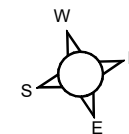
**Services:** Mains water, electricity and drainage.  
Oil-fired central heating. LPG for annexe and AGA companion.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

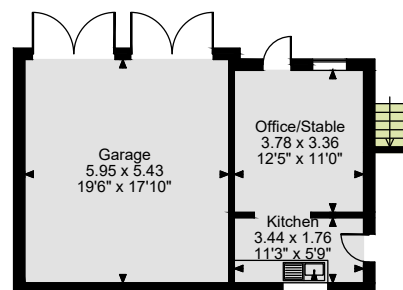
**Council Tax:** Band G

**EPC Rating:** Band E

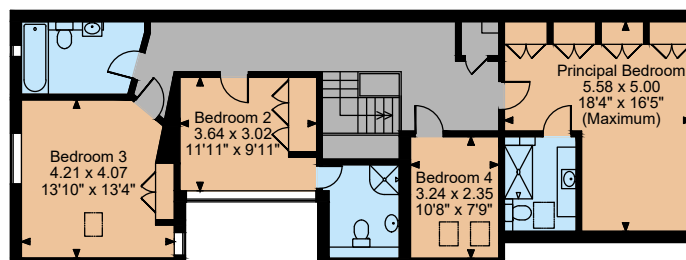
**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.



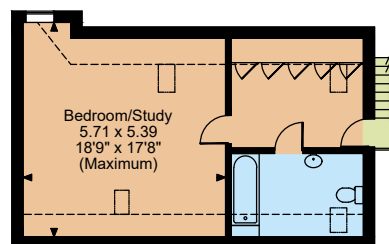
Ground Floor



Ground Floor Outbuilding



First Floor



First Floor Outbuilding

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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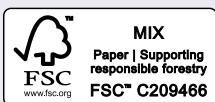
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## Moreton-in-Marsh

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