



Hobdays Barn, Front Street, Ilmington
Warwickshire

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& PARKER**

BNP PARIBAS GROUP 

Hobdays Barn, Front Street, Ilmington, Shipston-on-Stour, Warwickshire, CV36 4LN

A delightful listed barn set in a popular village

Chipping Campden 6 miles, Stratford-upon-Avon 8 miles, Shipston-on-Stour 4 miles, Moreton-in-Marsh 8 miles (London, Paddington 90 minutes), Banbury 20 miles, M40 (J15) 15 miles.

Porch | Hall | Sitting room | Kitchen/breakfast room | Conservatory | WC | Principal bedroom suite with dressing room | 2 Further bedrooms Family bathroom | Study/bedroom 4 | Garage and store | Garden and parking

EPC Rating D

The property

Hobdays Barn is a delightful listed barn conversion built of local stone. The property has a good balance of accommodation which is arranged over two floors with exposed stone, beams and vaulted ceilings. The front door opens into a porch off which is a WC. A door leads through into a hall with staircase to the first floor and French doors into the garden. A door opens into the sitting room with high ceilings and a fireplace with a wood burning stove. The other side of the hall is the fully fitted kitchen/breakfast room with island unit, extensive storage with pull out pantry cupboards, granite work surfaces, built-in appliances, under floor heating, and a utility area with oil-fired boiler. French doors open into a conservatory with access to the garden.

From the hall, stairs rise to a landing. The bedroom accommodation comprises a principal bedroom suite with dressing room and en suite shower room. There are two further bedrooms, family bathroom and a study area/ occasional bedroom 4. Both bathrooms have underfloor heating.

Outside

The garden is mainly lawned and to the south of the property. Within the garden are some former pig sties which are useful for storage. To the side of the house is parking for a number of cars with an adjacent stone built garage with large store at one end with a door into the garden.

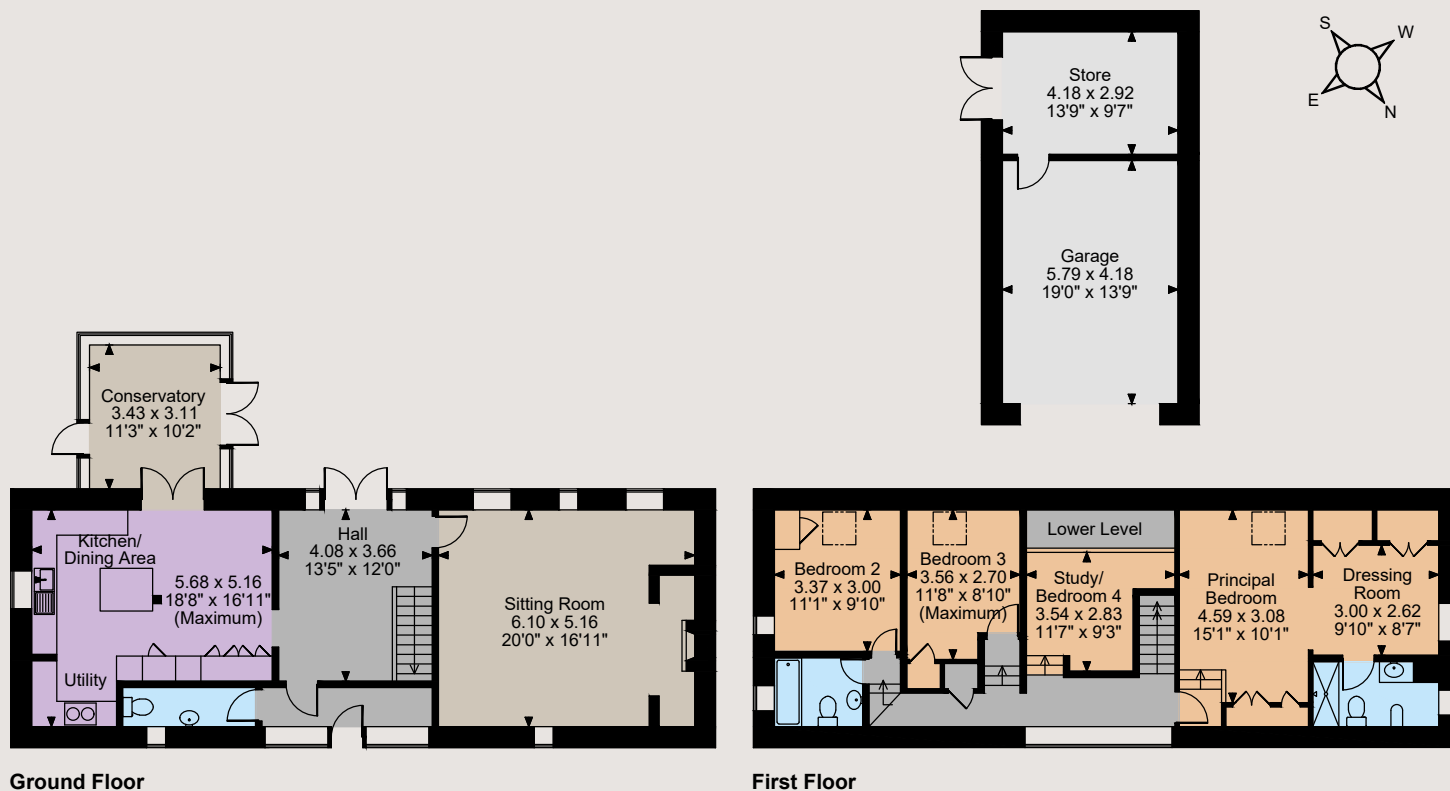
Location

Hobdays Barn is situated in the popular village of Ilmington, on the edge of the Cotswold Conservation Area designated an Area of Outstanding Natural Beauty. There is a primary school, community shop and cafe, two public houses, a church and extensive playing fields including tennis courts. Local amenities can be found in Chipping Campden, Shipston-on-Stour and Stratford-upon-Avon. Communications are good with access to the motorway network, and railway stations at Moreton-in-Marsh (London Paddington from 88 minutes), Warwick Parkway (Birmingham from 30 minutes) and Banbury (Marylebone from 62 minutes).





Hobdays Barn, Front Street, Ilmington
Total internal area 2,236 sq ft (208 sq m)



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

From Moreton-in-Marsh take the A429 Fosse Way north. Continue over the Shipston-on-Stour to Chipping Campden crossroads and take the left turn towards Ilmington and Darlingscott. Pass through Darlingscott and after one and a half miles turn left to Ilmington. At the T-junction turn left and Hobdays Barn will be found on the right-hand side identified by a Strutt & Parker For Sale board.

General

Local Authority: Stratford-upon-Avon District Council. Telephone: 01789 267575.

Services: Mains electricity, water and drainage. Oil-fired central heating.

Council Tax: Band F

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale.

Wayleaves, Easements and Rights of Way: The sale is subject to all rights of support, public and private rights of way, water light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

Tenure: Freehold

Guide Price: £950,000

Moreton-in-Marsh

Fosse House, High Street GL56 0LH

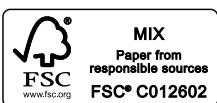
01608 650502

moreton@struttandparker.com
struttandparker.com

@struttandparker

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