

# East Side North Littleton - £600,000



- ❖ Character Stone Built Barn Conversion
- ❖ Set in Just under One Acre
- ❖ Four Double Bedrooms
- ❖ Paddocks and Stables
- ❖ Village Location
- ❖ Sitting Room with Inglenook Fireplace

A Highly Recommended Substantial Four Double Bedroomed Stone Built Barn Conversion situated in the Village of North Littleton. The Property is set in just under one acre of land including Paddocks, Stables and Tack Rooms. The accommodation comprises of Porch, Entrance Hall, Kitchen, Utility, Large Sitting Room with Inglenook Fire Place, Conservatory, Downstairs Shower Room, Four Double Bedrooms with En-Suite to Master Bedroom, Three further Double Bedrooms, Family Bathroom, Double Glazing and Gas Central Heating. To the Outside there are Gardens, Paddock, Stables, Tack Rooms, Two Garages and Off Road Parking. Energy Rating = C



#### **PORCH**

Porch with door to the Entrance Hall.

#### **ENTRANCE HALL**

Obscure double glazed door, two double glazed windows to the front aspect, stone floor, double panel radiator, telephone point and stairs leading to the first floor. Leads to the Sitting Room, Kitchen/Diner and Conservatory.

#### **KITCHEN/DINER 20' 7" x 14' 2" (6.27m x 4.32m)**

Two double glazed windows to the rear aspect, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, tiled splash back, space for a cooker filter hood over, space and plumbing for a dishwasher, tiled floor, double panel radiator and TV point.

#### **UTILITY ROOM 13' 7" x 6' 0" (4.14m x 1.83m)**

Double glazed window to the side aspect, range of wall and base units with worktop over, single panel radiator, tiled floor, space and plumbing for a washing machine, space for a tumble dryer and space for an 'American' style fridge/freezer. Leads to Downstairs Shower Room.

#### **SHOWER ROOM**

Obscure double glazed door, three piece white suite comprising of corner shower cubicle, low level w/c, wash hand basin with tiled splash back, tiled floor, single panel radiator and extractor fan.

#### **SITTING ROOM 21' 3" x 21' 0" (6.48m x 6.4m)**

Double glazed window to the front aspect, double glazed window to the rear aspect, double glazed window to the side aspect, 'Blue Lias' stone inglenook fireplace with multi fuel burner, TV point, fitted carpets, two double panel radiators and wall lights.

#### **CONSERVATORY 13' 5" x 6' 9" (4.09m x 2.06m)**

Stable door to the side aspect and tiled floor. Leads to the Garden.

#### **LANDING**

Double glazed window to the front aspect, access to a boarded loft with ladder, light and power, two double panel radiators, fitted carpets and airing cupboard with tank and slatted shelving. Leads to all Four Bedrooms and Bathroom.



**MASTER BEDROOM 21' 2" x 10' 6" (6.45m x 3.2m)**

Double glazed window to the rear aspect, 'Velux' window to the right aspect, single panel radiator, double panel radiator, TV point and fitted carpets. Leads to the En-Suite.

**EN-SUITE**

Shower cubicle, low level w/c, wash hand basin set into a vanity unit, tiled splash back, single panel radiator, tiled floor, shaver point and extractor fan.

**BEDROOM TWO 20' 9" x 10' 4" (6.32m x 3.15m)** Double glazed window to the front aspect, double glazed window to the rear aspect, two double panel radiators, TV point and fitted carpets.

**BEDROOM THREE 16' 5" Max 7'1" Min x 13' 9" Max 10'7" Min (5m x 4.19m)**

Double glazed window to the rear aspect and fitted carpets.

**BEDROOM FOUR 15' 5" x 10' 4" (4.7m x 3.15m)** Double glazed window to the rear aspect, double panel radiator, TV point, telephone point and fitted carpets.

**FAMILY BATHROOM 10' 1" x 6' 8" (3.07m x 2.03m)**

Obscure double glazed window to the rear aspect, three piece suite comprising of bath with shower fitting over, low level w/c, pedestal wash hand basin, double panel radiator, tiled floor and shaver point.

**REAR ASPECT**

Enclosed rear garden laid mainly to lawn with beds and borders, patio area, built in BBQ area, side gated access, off road parking for multiple vehicles and space for a greenhouse.

**PADDOCKS**

Paddocks with stables and tack room/wood store.

**FRONT ASPECT**

Porch and gravelled area suitable for pots.

**GARAGE ONE 18' 9" x 8' 9" (5.72m x 2.67m)** Wooden door, power, lighting and stairs leading to a boarded area.

**GARAGE TWO 18' 9" x 9' 0" (5.72m x 2.74m)** Wooden door and log store to the rear.





#### **SITUATION**

North Littleton is a pretty village within a few miles of Evesham which is the nearest town for supermarkets etc. Situated within the Village itself is a Church, Pub and Village Hall. There is an eclectic mix of properties including listed buildings to contemporary style homes. The railway station can be found in the nearby Village of Honeybourne about a five minute drive giving a direct line to London Paddington. The Cotswold Villages of Broadway and Chipping Campden are both approximately six minute drive. For shopping and leisure the nearest larger towns of Worcester, Stratford-upon-Avon and Cheltenham are all in a radius of approximately 16 Miles.

#### **TENURE**

We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

#### **COUNCIL TAX BAND**

Currently tax band 'E' this is subject to change during the conveyance if the property has been extended since 1st April 1991

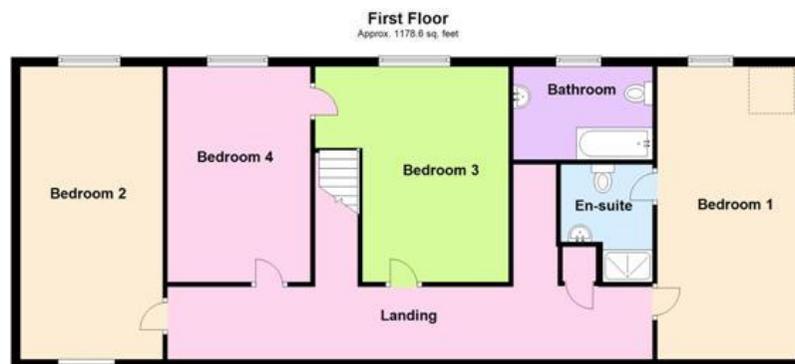
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**MORTGAGE REQUIREMENTS** Should you require a free consultation with an Independent Financial Adviser to discuss your mortgage needs, then we would be happy to arrange this upon your behalf, at either your home or the Independent Financial Adviser's office by day or by night, at a time that suits you best.



Total area: approx. 2454.5 sq. feet

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