



Offers in the Region of £500,000

The Corner House is a beautifully presented Grade 2 listed, four-bedroom, period townhouse that is run by the current owners as an established premium holiday let with the potential of a gross income in the region of up to 60K.

The property is full of character and is perfect for holiday let investors or second home buyers and can be sold as seen.

EPC rating E

Unit 1, London Road, Little Compton, Moreton In Marsh,
Gloucestershire, GL56 0FR

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Description

Set up to sleep eight guests with accommodation arranged over three floors. Enter from the front into an entrance hall with stunning stained glass inner door. There is a sitting room with gas stove, separate dining room with feature curved wall, a fully equipped kitchen/breakfast room, utility room, leading to small courtyard and shower room. On the first floor there are three bedrooms and bathroom, the main having feature curved wall and double aspect. On the second floor the master suite benefits from a luxury claw foot bath and sink.

Outside

There is a small courtyard to the rear, suitable for some planters and a small bistro table.

Parking is on street with unrestricted parking available in nearby roads.

Neighbourhood

Situated in the centre of Shipston and just a short stroll from an array of shops, restaurants, and public houses.

Location

Shipston-On-Stour is a historic market town with a wide range of amenities including, shops, restaurants, public houses, a medical centre and cottage hospital, library, and various sports clubs.

There is a main line railway station at nearby Moreton-in-Marsh. The train services run south-east to Oxford, Reading and London, and north-west to Worcester and Hereford.

The Fosse Way (A429) through Moreton and Stow links south via the A40 to Cheltenham (20 miles), and north to the M40, Leamington and Coventry. Places to visit include Stratford Upon Avon (12 miles) Batsford Arboretum (8 miles) Broadway Tower (11 Miles) Hidcote Manor (8 miles) Daylesford Farm (11 Miles) Stow on The Wold (11 miles) Chipping Norton (10 miles)





Situation & Property Information

- Tenure Freehold
- Council tax or Business rates (subject to usage)
- EPC rating E (NB The property is technically exempt due to its listing status)



Viewings

Strictly by appointment only.

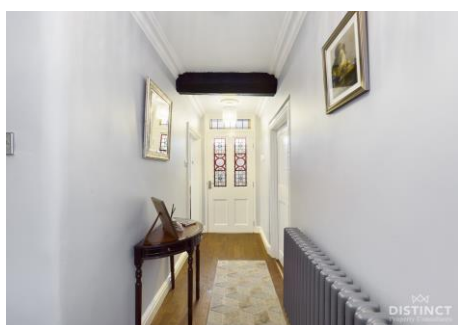
Reservation Agreement

A Reservation Agreement is available with this property to provide security once your offer has been accepted. Please ask us for more information.



Agents` Disclaimer

Distinct Property Consultants is the seller`s agent for this property. We always obtain detailed information from the seller to ensure the information provided is as accurate as possible however Your legal representative is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.



Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings, or services. It is the tenant (s)` interests to check their working condition.

To comply with anti-money laundering regulations, buyers will be asked to provide proof of ID and proof of address as well as proof of funds.



Distinct Property Consultants also offer Lettings and Property Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call us on the number shown above. We are an accredited by the UK leading professional body Propertymark ARLA and NAEA.



The floor plan shows a 3-bedroom apartment with a central landing area. The layout includes:

- Bedroom 1:** 11'11" x 10'10" (3.66 x 3.15 m) - Located on the left side of the plan.
- Bedroom 2:** 6'5" x 12'2" (1.97 x 3.72 m) - Located in the bottom center.
- Bedroom 3:** 11'10" x 12'11" (3.63 x 3.96 m) - Located on the right side.
- Landing:** 19'0" x 7'4" (5.71 x 1.63 m) - Central area connecting the bedrooms and bathroom.
- Bathroom:** 11'0" x 8'0" (3.50 x 2.58 m) - Located at the top right.
- Balcony:** 10'0" x 6'0" (3.05 x 1.83 m) - Located at the bottom left, accessible from the landing.
- Parking Space:** 10'0" x 6'0" (3.05 x 1.83 m) - Located at the bottom left, adjacent to the balcony.

The plan also shows a kitchen area (light blue) and a living area (light orange) adjacent to the landing. A large red watermark 'DISTINCT Property Consultants' is overlaid on the plan.

Second Floor

- Landing:** 9'11" x 5'2" (2.13 x 1.60 m)
- Bedroom:** 20'11" x 13'2" (6.39 x 4.06 m)
- Bathroom:** 6'4" x 8'7" (1.94 x 2.64 m)