



FOR STARTERS



GUIDE PRICE
£425,000

MAIN COURSE

A truly enchanting Grade II Listed Thatched Cottage in the Heart of Welford-on-Avon

Nestled on one of Welford-on-Avon's most sought-after lanes, directly opposite the beautiful St Peter's Church, this breathtaking Grade II Listed, part timber-framed thatched cottage is the epitome of quintessential English village living.

Set along a picturesque lane that feels as though it has been lifted straight from a Cotswold film set, this exceptional home effortlessly combines historic character with the comforts of modern living. Surrounded by the charm of this highly desirable village, you'll enjoy an enviable lifestyle with a wonderful selection of traditional pubs, restaurants, independent shops, and scenic riverside walks all within easy walking distance.

Brimming with character throughout, the property showcases an abundance of original period features including exposed timber beams, flagstone flooring, a magnificent inglenook fireplace, oak staircase and a useful cellar, all beautifully preserved to create a home full of warmth and personality.

Stepping inside, you are welcomed by a charming entrance porch leading into a spacious reception hall. The current owners have cleverly incorporated a dining area within this space, perfectly showcasing the generous proportions and flexibility of the ground floor accommodation, whilst the beautiful oak staircase creates an impressive focal point.

The charming galley kitchen is full of character and perfectly complements the cottage's period charm. Quirky in design and wonderfully inviting, this dual-aspect space enjoys picturesque views towards St Peter's Church to the front, whilst the sink is perfectly positioned beneath a window overlooking the beautiful south-facing garden, making everyday tasks a pleasure. A trap door provides access to the useful cellar, offering excellent additional storage.

Located on the opposite side of the cottage is a further reception room overlooking the beautiful south-facing garden, providing a wonderful space for formal dining, entertaining or relaxing. The current owners are using this room as an additional bedroom! Completing the ground floor is a useful WC, a generous utility room with further storage and garden views.



The first floor continues to impress with a charming landing/study area, complete with a dormer window framing delightful views towards St Peter's Church. There are two well-proportioned bedrooms, with the principal bedroom enjoying fitted wardrobes and picturesque views down the beautiful Lane. The second bedroom benefits from fitted wardrobes and is full of character. A well-appointed shower room completes the first floor.

Outside, the cottage occupies a generous corner plot with a larger-than-average south-facing rear garden, offering a peaceful and private retreat. A charming flag stoned terrace provides the perfect space for outdoor dining before leading onto a beautifully maintained lawn with mature planting and established borders.

A real highlight of the garden is the fantastic summer house, currently transformed into a luxurious spa retreat, complete with a hot tub, creating the perfect place to relax and unwind throughout the year. The garden also benefits from a shed, dedicated bin storage area and gated rear access leading via a vehicular right of way to two private parking spaces, a rare and highly desirable feature for a property of this age and character.

Offering exceptional charm, flexible living space, beautiful gardens and an unrivalled village location, this remarkable cottage represents a rare opportunity to acquire one of Welford-on-Avon's finest period homes.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - D



EPC
Band - N/A



South Facing Garden



Mains Oil, Electric,
Water, Drainage

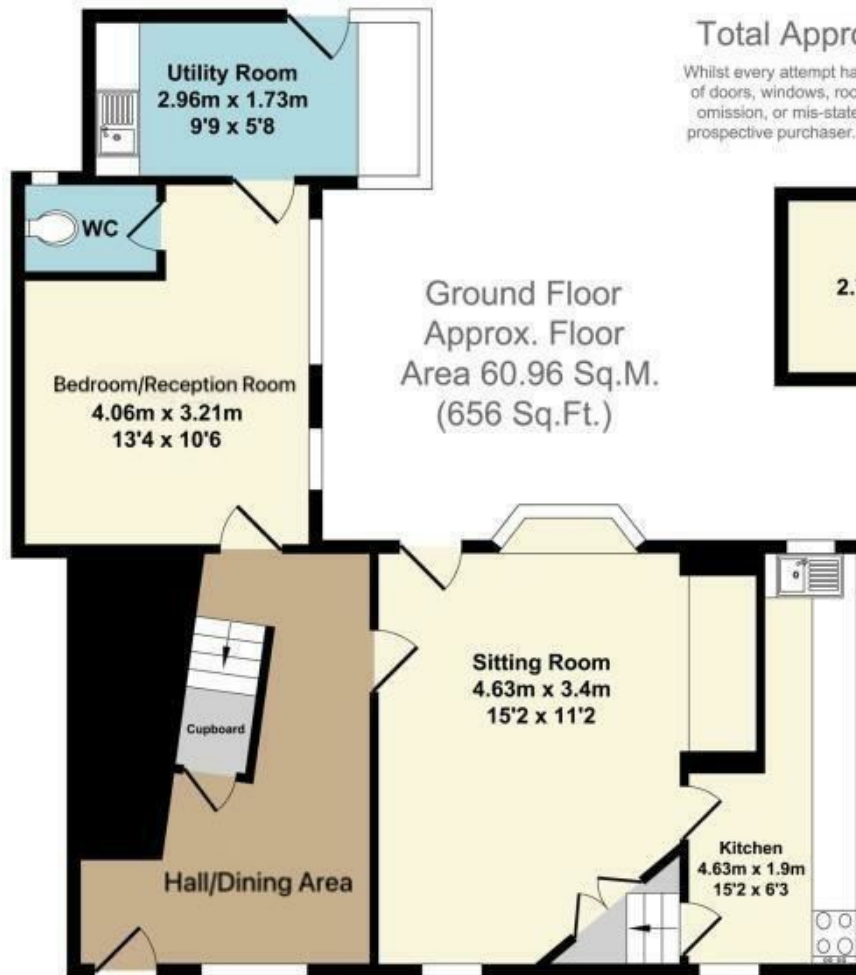


Oil Central Heating



Welford Primary
School

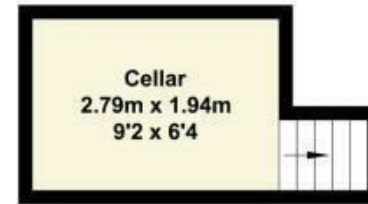
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Ground Floor
Approx. Floor Area
60.96 Sq.M.
(656 Sq.Ft.)

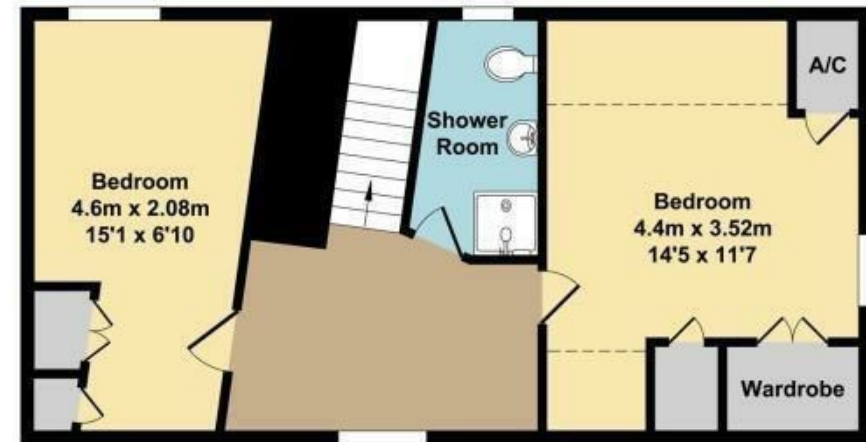
Total Approx. Floor Area 110.27 Sq.M. (1187 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



--- Restricted Head Room

First Floor
Approx. Floor Area
43.10 Sq.M.
(464 Sq.Ft.)



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