



The Old Red Lion




42 CHURCH STREET, SHIPSTON ON STOUR, SOUTH WARWICKSHIRE



The Old Red Lion

A PRETTY DOUBLE FRONTED GRADE II LISTED TOWN HOUSE OF CONSIDERABLE CHARM

Stratford upon Avon 8 miles, Moreton in Marsh 8 miles, Chipping Campden 8.5 miles, Chipping Norton 10 miles, Banbury 14 miles (all distances and times are approximate)

Main House:  2  4  2
Annexe:  1  1  1



Banbury – from 60 minutes to London Marylebone; Moreton in Marsh - from 90 minutes to London Paddington; Stratford upon Avon - from 43 minutes to Birmingham Moor Street



M40 (Junctions 12 and 15)



Birmingham International Airport (30 miles)



Brailes, Stratford upon Avon, Tadmerton, Broadway, Welford on Avon and Chipping Norton



National Hunt racing at Cheltenham, Stratford upon Avon, Warwick and Worcester; hunting locally with Warwickshire and Heythrop Hunts



Shipston on Stour Primary School, Shipston High School, Stratford Grammar Schools, King's High School and Warwick School



Royal Shakespeare Company's theatres, Stratford upon Avon; Everyman Theatre, Cheltenham and Chipping Norton Theatre



Blenheim Palace, Hidcote Manor, Kiftsgate Court & gardens, Sezincote, Snowhill Manor, Batsford Arboretum, Broughton Castle, Chastleton House and Compton Verney Art Gallery



Daylesford Organic Farm Shop & Bamford Wellness Spa, Dormy House Hotel & Spa, Soho Farmhouse and Heythrop Park



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Approximate Gross Internal Area
Main House = 1963 sq ft / 182.3 sq m
Limited Use Area(s) = 229 sq ft / 21.3 sq m
Annexe = 251 sq ft / 23.3 sq m
Outbuildings = 143 sq ft / 13.2 sq m
Total = 2586 sq ft / 240.2 sq m

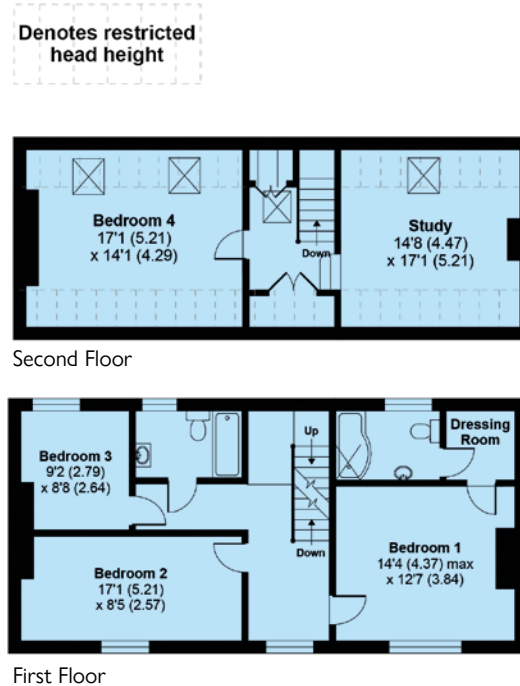
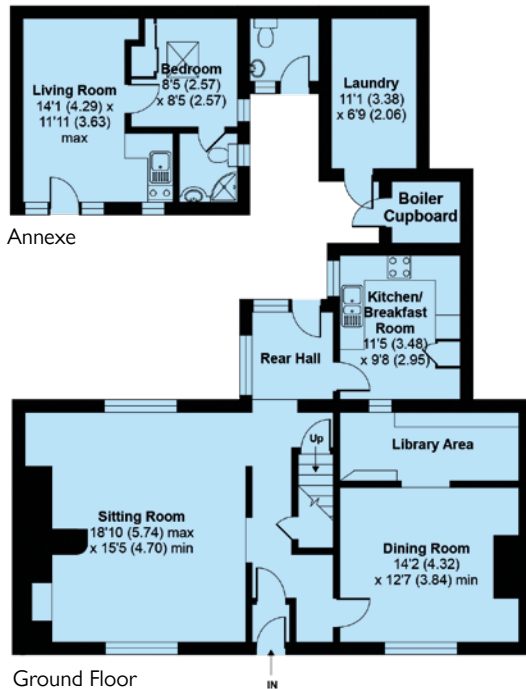


Illustration for identification purposes only. Not to scale.

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Details prepared and photography taken: May 2021

SITUATION

The Old Red Lion is situated in the popular and sought after former market town of Shipston on Stour bordering the Cotswolds Area of Outstanding Natural Beauty. Shipston on Stour has ranked highly for the past few years in The Sunday Times Best Places to Live, and boasts a fine selection of independent shops, cafes, popular public houses, two boutique hotels and a Michelin listed restaurant as well as hosting the popular music event The Shipston Proms. A short distance from Shipston on Stour are the historic market towns of Chipping Campden and Moreton in Marsh both of which offer further amenities. The larger centres of Stratford upon Avon, Banbury, Leamington Spa and Oxford offer a more extensive choice of shopping and cultural facilities. The town and the surrounding area offer an excellent choice of state, private and grammar schools.

THE PROPERTY

The Old Red Lion formerly a public house and licensed restaurant is built of whitewashed brick in Flemish bond with plinth and stone coped gables under a plain clay tiled roof with brick end stacks. The property is thought to date from the 18th Century occupying a pleasant position part of the street scene within walking distance of the town centre. Internally the property retains the expected character features of the era including exposed wall and ceiling timbers, some leaded casement windows, flagstones, pine panelled doors, window seat and fireplaces. Potential exists to gently modernise and update the spacious living accommodation to create a most attractive family house of considerable character, as well as potential to operate the property in order to make a valuable source of income. The arrangement and measurements of the rooms can be seen on the accompanying floorplans.

In brief the living accommodation comprises entrance lobby leading to entrance hall open to a substantial double aspect sitting room with fireplace housing a wood burning stove. Beyond which is a library area with step down to a characterful dining room. To the rear of the property accessed from the rear hall is a fitted kitchen/breakfast room with Shaker style cupboards and drawers, integrated appliances and space for breakfast table and chairs. Stairs rise from the hall to an attractive and spacious landing with a further staircase continuing to the attic floor. On the first floor there are three bedrooms including a sizeable master bedroom suite complete with dressing room and en suite bathroom with an attractive open aspect to the front elevation. There are two further first floor bedrooms and a family bathroom. The second floor comprises an open plan study/landing with restricted head height and bedroom four.

OUTSIDE

There is a self contained one bedroom annexe together with a range of traditional outbuildings to include gardener's WC, laundry and boiler cupboard. The courtyard garden can be accessed from the side of the property with potential to create good off street parking. The courtyard garden is almost entirely paved with attractive planting, being ideal for al fresco summer dining.



GENERAL INFORMATION

Agent's note

The property is Grade II Listed for its Special Architectural or Historic Interest.

Local Authority

Stratford on Avon District Council. Telephone: 01789 267575.

Council Tax Band: D

Services

Mains electricity, gas, water and drainage are connected. Gas fired central heating. Telephone line subject to BT transfer regulations.

Tenure

The property is freehold.

Directions CV36 4AS

From Stratford upon Avon take the A3400 towards Shipston on Stour and Oxford passing through the villages of Alderminster and Newbold on Stour. Proceed over the roundabout crossing the A429 (Fosse Way) signposted Shipston on Stour and continue through the village of Tredington on A3400. On entering Shipston on Stour continue along the main street through the town. The Old Red Lion can be found on the left hand side opposite the turning into Telegraph Street. The property can be identified by a Pritchard & Company sale board.

Viewing

Strictly by prior accompanied appointment, please, with Pritchard & Company.



Pritchard & Company

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