

# Peter Clarke



The Laurels and Laurels Cottage, Main Street

Cleeve Prior



# The Laurels & Laurels Cottage, Main Street Cleeve Prior WR11 8LD

Set in approaching five acres of gardens, grounds and adjoining field, a detached five bedroom house and adjacent two bedroom cottage. Grade II listed elegant accommodation in excess of 5,000 sq.ft., with an additional stone barn of 950 sq.ft. Thought of great interest to equestrian, smallholders and work from home buyers seeking a beautiful family house, cottage, barn and land.

- Five bedrooms, three bathrooms
- Attached two bedroom cottage
- Grade II listed village residence
- Stone barn of 958 sq.ft.
- Beautiful period features including flagstones, fireplaces, sash windows and more
- Gardens, grounds, paddock, stables and outbuildings approaching five acres

Offers in excess of £1,195,000

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**CLEEVE PRIOR** is an attractive and sought after Worcestershire village close to the Warwickshire border and lies approximately 2½ miles from Bidford-on-Avon which offers good local amenities, whilst Stratford-Upon-Avon and Evesham offer a wider range of facilities. The village has a Church, Village Hall, Inn (The Kings Arms), Junior and Infant School and farm shop.

The main accommodation is thought to date from the late 17th century and the cottage likely to date from the 1870s/1880s. The barn is believed to originate from around 1830. Thought to appeal to a broad audience seeking a spacious period village residence with the flexibility of the use of the barn for home working, studio, gymnasium or potential rental income all subject to any necessary permissions and regulations.

The land offers an equestrian or smallholding dimension or simply a place to walk the dogs or keep horses as the stables and outbuildings facilitate broad use. There are many walks around the village and beyond, together with bridlepaths for hacking out. It is perhaps the combination of the quality of the position, accommodation, flexibility of the adjoining cottage for extended family or income, land, and the huge potential afforded by the barn, that make The Laurels an exciting proposition for elegant, stylish, family living.

## ACCOMMODATION - MAIN HOUSE

**GLAZED LOGGIA** mono-pitched with supporting columns, and front door opening to **ENTRANCE HALL** with flagstone floor, stairs to first floor. Back door to rear porch and courtyard, understairs cloaks area. **CLOAKROOM** with wc and wash hand basin.

**SITTING ROOM** fireplace, French doors to front with original shutters, colour glazed window to side.

**DRAWING ROOM** exposed floor boards, door to side, window to front, with original shutters, attractive fireplace, beams, internal window.

**L SHAPED INNER HALLWAY** leading off the entrance hall. Staircase rising to first floor.

**LAUNDRY/UTILITY** with wall, cupboard and drawer units, flagstone floor, one and a half bowl stainless steel sink. Space for washing machine and tumble dryer.

**STUDY** with extensive fitted furniture to include cupboards, drawers, file storage, desk and bookshelves, Karndean floor, pretty fireplace, hatch to roof space.

**FAMILY KITCHEN AND DINING ROOM** with extensive range of base and wall cupboard and drawer units providing excellent storage, with a stone tiled floor, one and a half bowl sink, tiled splashbacks, Zanussi dual fuel gas hob, electric oven cooker, Bosch dishwasher, window to side, French doors to courtyard, and woodburning stove. The back wall of the kitchen adjoins the cottage and this would be a natural point to restore internal access.

**FIRST FLOOR LANDING** with useful study area and door off to airing cupboard. Separate linen cupboard and window overlooking the gardens and land at the rear.

**BEDROOM ONE** exposed floorboards, wardrobe. **RECENTLY RE-FITTED EN SUITE BATH AND SHOWER ROOM** with bath, twin head shower, wc and twin wash hand basins to built in cupboard, chrome towel rail, hatch to roof space.

**BEDROOM TWO** a double room, with fitted wardrobe, hatch to roof space. **EN SUITE SHOWER ROOM** with shower, wc and wash hand basin.

**RECENTLY RE-FITTED BATHROOM** with roll top, claw foot bath, wc and corner shower, wash hand basin to built in cupboard, recessed wall cupboard, chrome towel rail.

**BEDROOM THREE** overlooking front, with pretty fireplace.

**SECOND FLOOR LANDING** overlooking garden and land, useful box room.

**BEDROOM FOUR** an eaves room with sloping ceiling, providing a good double room. Fitted double wardrobe.

**BEDROOM FIVE** an eaves room with sloping ceiling, double room, pretty fireplace, wardrobe.

**OUTSIDE BARN** in three parts. **GARAGE, STORE AND MAIN BARN** The garage has fuse box. The store provides excellent storage for bikes/freezer room, etc. Main barn has flagstone floor, raised mezzanine with staircase, full height driftway doors to front and rear. **CELLAR** two Potterton gas fired central heating boilers serving the main house, hot water tank and pressure cylinder.

**ADJOINING COTTAGE** A really pretty Victorian brick and stone cottage providing great accommodation in its own right. **CANOPY PORCH** to front and door to **DINING HALL** stairs to first floor. **SITTING ROOM** flagstone floor, impressive fireplace including woodburning stove. **INNER HALL** with arched French doors to front courtyard. **UTILITY/LAUNDRY** Belfast sink, space for washing machine and tumble dryer. **CLOAKROOM** wc and wash hand basin. **KITCHEN/BREAKFAST ROOM** with extensive range of base and wall cupboards and drawer units, harlequin tiling, one and a half bowl stainless steel sink, new Vaillant combi boiler, dishwasher, Rangemaster dual fuel gas/electric stove, space for fridge/freezer, space for table and chairs. **FIRST FLOOR LANDING** hatch to roof space, with loft ladder. **BEDROOM ONE** overlooking the courtyard, wardrobe. **BEDROOM TWO** another double room, into the eaves, with sloping ceilings, four velux roof lights. **RECENTLY RE-FITTED BATHROOM** with free-standing oval tub bath, oversized shower, wc, wash hand basin, chrome towel rail.



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## Total Approx. Floor Area 562.60 Sq.M. (6056 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





**THE GARDENS** The property is set behind a front gravel driveway and lawned landscaped foregarden. There are fenced courtyards at the rear of the property with a circular well feature (working well fitted with electric pump), and there are two vehicular and pedestrian accesses. Beyond the courtyard a raised lawned and walled rear garden, includes mature and established trees, plants, shrubs and planted borders. A garden shed provides useful storage and beside is an "historic" friendship gate, but no access exists or is implied. In the far left hand corner of the rear garden is a gated access to a pathway leading to further lawned garden with a featherboard "polytunnel" structure with an internal pond feature and providing warm, sheltered growing conditions. There are more established mature trees and hedges surrounding the polytunnel and located here is a brick shed housing a separate electric supply which serves external lighting and the stables.

**ORCHARD AND CHICKEN RUN** with a timber lean to shed made up of circa two thirds workshop and a third chicken coop. A productive vegetable patch and beyond **TWO STABLES AND FEED/TACK ROOM** with haystore to rear and recently re-covered turn out yard to front.

**LAND** There is separate vehicular and pedestrian access to the stables and agricultural land which is in a single enclosure being fenced or hedged, of uniform shape, with two field shelters, two pig pens and a pig sty. To the far left and right hand corners are kissing gates and a public right of way inside the rear boundary. It is thought this could be internally fenced if required.

#### **GENERAL INFORMATION**

**TENURE** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. Again this should be checked by your solicitor before exchange of contracts. Gas fired central heating.

**RIGHTS OF WAY, WAYLEAVES AND EASEMENTS** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**AGENTS NOTE** There is a public footpath on the furthest rear boundary. There is a private right of way over the tarmac second front driveway. A further right of way exists providing access for the land.

**COUNCIL TAX:** Council Tax is levied by the Local Authority Wychavon District Council and is understood to lie in **Band F** for the house, **Band A** for the cottage.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: NOT REQUIRED.**

**DIRECTIONS:** From Stratford town centre, proceed west on the B439 Evesham Road to Bidford on Avon, cross the bridge and turn right signposted Cleeve Prior. Enter the village past The Kings Arms public house on the left hand side, past the school and village green, and the property will be found shortly after the village green on the right hand side.

**VIEWING:** By Prior Appointment with the Selling Agents.

**REGULATED BY RICS**

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





Peter Clarke

**Six offices serving South Warwickshire & North Cotswolds**