

HARTS

AGENTS FOR FINE HOMES

‘Maytree Cottage’ Shelfield
Alcester B49 6JW

Guide Price
£975,000



Maytree Cottage is a beautifully presented 17th Century Grade II listed barn conversion located in the highly sought-after village of Shelfield, offering a unique blend of historical character and modern living. This stunning five-bedroom property boasts flexible accommodation that effortlessly combines period features such as original wooden timbers, vaulted ceilings, and exposed brickwork with contemporary comforts. Set against the backdrop of open countryside views, the residence presents not only a charming home but also an ideal space for families seeking versatility and tranquility. With a number of reception rooms, three bathrooms, and a spectacular open plan kitchen, dining, and family area, this barn conversion truly offers something special.

Additionally, the property includes attractive gardens, private parking, and the significant benefit of being offered with no onward chain, making it ready for you to move in and begin enjoying its many delights. The village of Shelfield known for its rural charm and strong community spirit, is a peaceful and picturesque location and within a short drive to Wootton Wawen and the more vibrant town of Henley in Arden. Positioned conveniently within reach of local amenities, well-regarded schools, and excellent transport links, it strikes the perfect balance between countryside living and modern convenience. The surrounding open fields and nearby paddocks invite outdoor exploration and provide an idyllic setting for those who appreciate nature and relaxed village life. With easy access to larger towns and cities nearby, Shelfield offers an exceptional lifestyle for families and professionals alike.
On entering Maytree Cottage, you are welcomed by the airy and light-filled interiors that showcase the property's historic character, combined seamlessly with contemporary design. The stunning open plan kitchen / dining and family room serves as the heart of the home. This impressive space features modern fixtures and fittings, integrated appliances, ample room for entertaining, and large windows that fill the room with lots of natural light. With two well proportioned reception rooms, plus a well appointed office, offer comfortable living and dining options, perfectly suited to relaxed family gatherings or formal occasions.

The property benefits from five bedrooms, providing exceptional flexibility to accommodate a growing family or those requiring additional space for playroom and or work-from-home arrangements. The master bedroom is particularly impressive, boasting an en suite bathroom and views that complement the tranquil setting.



















The additional bedrooms are generously sized, bright, and adaptable for use as guest rooms, studies, or hobby spaces. Two well-appointed bathrooms, with one on the ground floor, support family living, crafted to a high standard with contemporary styling.

Outside, the gardens are a true highlight of this charming home. Attractive and spacious, they feature multiple seating and entertaining areas, ideal for alfresco dining and social gatherings. A secluded swimming pool tucked towards the rear of the garden overlooks paddocks, providing a peaceful spot to relax and soak in the natural beauty. Private parking alongside the property, together with courtyard parking and garaging, completes the property, ensuring convenience alongside its captivating charm.

Maytree Cottage is a rare find, combining historical elegance with modern practicality in a premier rural setting. Its flexible accommodation, stunning views, and exquisite presentation make it an ideal choice for families or those seeking a lifestyle change. Offered with no onward chain, an internal viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains WATER, ELECTRICITY, AND sewage treatment plant connected to the property. However, this must be checked by your solicitor before the exchange of contracts. OIL HEATING is at the property (oil tank in the garage)

RIGHTS OF WAY: 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.

COUNCIL TAX: We understand to lie in Band G

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Internal Floor Space 2646 sq ft / 245.82m2
Garage - 187 sq ft / 17.37m2
TOTAL = 2833 sq ft / 263.19m2



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