



**WARNERS FARMHOUSE
BROADWAY ROAD, WILLERSEY
WORCESTERSHIRE, WR12 7PH**

LOCATION

Warners Farmhouse lies just outside the picturesque Cotswold village of Willersey, located off a track leading from the Broadway Road to Warners Farm. The property is located approximately 1 and a half miles from Broadway, 3 miles from Chipping Campden and 15 miles from Stratford-upon-Avon.

The village of Willersey boasts a pretty church, two public houses, garage, café and primary school.

DESCRIPTION

Warners Farmhouse is a spacious detached 3-bedroom property sitting within a plot of approximately 0.23 acres (0.09 ha) which includes a parking and garden area.

The property provides the following accommodation on the ground floor:

- Kitchen/dining room – 3.56 m x 6.24 m
- Office – 2.68 m x 2.31 m
- Living room – 5.54 m x 3.58 m
- Utility
- W.C.

On the first floor:

- Bedroom 1 – 5.54 m x 3.58 m
- Bedroom 2 – 3.22 m x 3.55 m
- Bedroom 3 (incl. shower) – 3.56 m x 2.88 m
- Bathroom

The farmhouse benefits from a private garden however the access track is shared with the farm traffic. Please note that the farmhouse is located separately from but near to the farm buildings which form part of a working farm.

TERMS OF TENANCY

Rent: £700 per calendar month with a deposit of £800.

Warners Farmhouse is available to rent on an initial 6 month term with a view to a longer term let. The house will be available to rent on an unfurnished basis.

No smokers. Pets may be considered.

SERVICES

The property benefits from oil fired central heating with mains water and mains electricity. It is served by a septic tank.

None of the services or appliances have been tested by the Agents.

COUNCIL TAX

The local authority is Cotswold District Council - 01285 623000. The property is in Council Tax Band D - £1966.88/annum.

ENERGY PERFORMANCE CERTIFICATE

Band E (43)

VIEWINGS

To arrange a viewing please contact Carver Knowles on 01684 853400. All interested parties will be required to complete an Agricultural Occupancy Condition compliance form prior to viewing.

AGRICULTURAL OCCUPANCY CONDITION

This property is subject to an Agricultural Occupancy Condition (AOC). It is therefore only available to be occupied by those that comply with the condition. The property would be suitable to someone working locally in agriculture or forestry, or someone retired from these qualifying occupations. The wording of the AOC is as follows:

'The occupation of the dwelling shall be limited to persons employed or last employed solely or mainly and locally in agriculture as defined in Section 290(1) of the Town and Country Planning Act, 1971, or in forestry and the dependants (which shall be taken to include a widow or widower) of such persons.'

DIRECTIONS

From Evesham take the A44 south towards Broadway, on the by-pass, turn left onto the B4632 at the roundabout (signposted to Stratford-upon-Avon). The property is the second turning on the right hand side down a private driveway.

From Stratford-upon-Avon, take the B4632 (signposted to Broadway), pass through the villages of Mickleton, Weston Subedge and into Willersey, turn left at the mini roundabout into the centre of the village, passing the duck pond on your right, the main road then takes a sharp right hand bend and the property will be found on the left hand side as you leave the village.

The postcode is **WR12 7PH**

what3words location – **shepherds.stick.profitod**

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