



MILL BARN

Darlingseott, Shipston-on Stour, Warwickshire



A CHARMING BARN CONVERSION WITH SPACIOUS ACCOMMODATION

On the edge of the Cotswolds with a self-contained annexe and a
wonderful garden of just over 1 acre



Local Authority: Stratford-on-Avon District Council

Council Tax band: G

Freehold



SITUATION

Darlingscott is an attractive hamlet of Cotswold stone period farmhouses and cottages with a small parish church. It lies two miles from Ilmington, on the borders of South Warwickshire and the North Cotswolds, set within beautiful countryside in a Conservation Area. There is a good selection of nearby schools, including an excellent primary at Ilmington, and local shopping in Shipston-on-Stour, Chipping Campden and Stratford-upon-Avon. Cheltenham, Oxford and the M40 are all easily accessible, with regular rail services to London Paddington from Moreton-in-Marsh and to Marylebone from Banbury or Warwick.

Shipston-on-Stour 2 miles, Chipping Campden 5 miles, Moreton-in-Marsh 6 miles (Paddington from 85 mins), Stratford-upon-Avon 8 miles, M40 (J15) 15 miles, Banbury 17 miles (Marylebone from 56 mins), Birmingham International Airport 33 miles. (All









THE PROPERTY

Tucked well away from the road, the barn was sympathetically converted to create light and spacious accommodation in the late 1990s. Mill Barn benefits from a number of period features including exposed oak beams and a large stone open fireplace.

The three reception rooms are generously proportioned with the dining hall and open study area having oak flooring. The snug room has a feature fireplace with a wood-burning stove and French doors leading to a private courtyard.

The vendors have added an extension to create a superb kitchen/sitting/dining room. The kitchen has an electric Aga with a gas hob, a separate breakfast area and access to the utility room and downstairs WC. The kitchen has attractive views of the manicured landscaped gardens.

Upstairs, there is an attractive and spacious landing providing access to the four double bedrooms. These include a principal bedroom with an en suite shower room and views over the gardens. There is a guest bedroom with an en suite shower room, family bathroom and two further bedrooms.







The annexe accommodation is situated above the double garage and office. This spacious studio can provide ancillary or guest accommodation or a workspace and is accessed via an external staircase, however, this could be connected via an extension to the office and kitchen below (Subject to planning permission).

To the front of the property is a large gravel drive, to the side of which is a brick-built double garage and office.



The open plan kitchen/dining room and drawing room flow seamlessly to the rear garden, with a Cotswold stone chip terrace with a water feature, a rear and fountain, bordered by a hornbeam hedge and clipped box balls. A flat lawn area comprises well-stocked, colour-themed herbaceous borders with roses enclosed by mature topiary yew hedges. The formal gardens lead onto a mature avenue of cherry blossoms with magnificent white blossoms in the spring. There is an orchard area approaching one-acre with mature apple, plum, pear and damson trees and an expanse of flat lawn. The vendors have created a woodland casual dining area with a fire pit and barbeque and an enclosed vegetable garden with raised beds and a greenhouse.



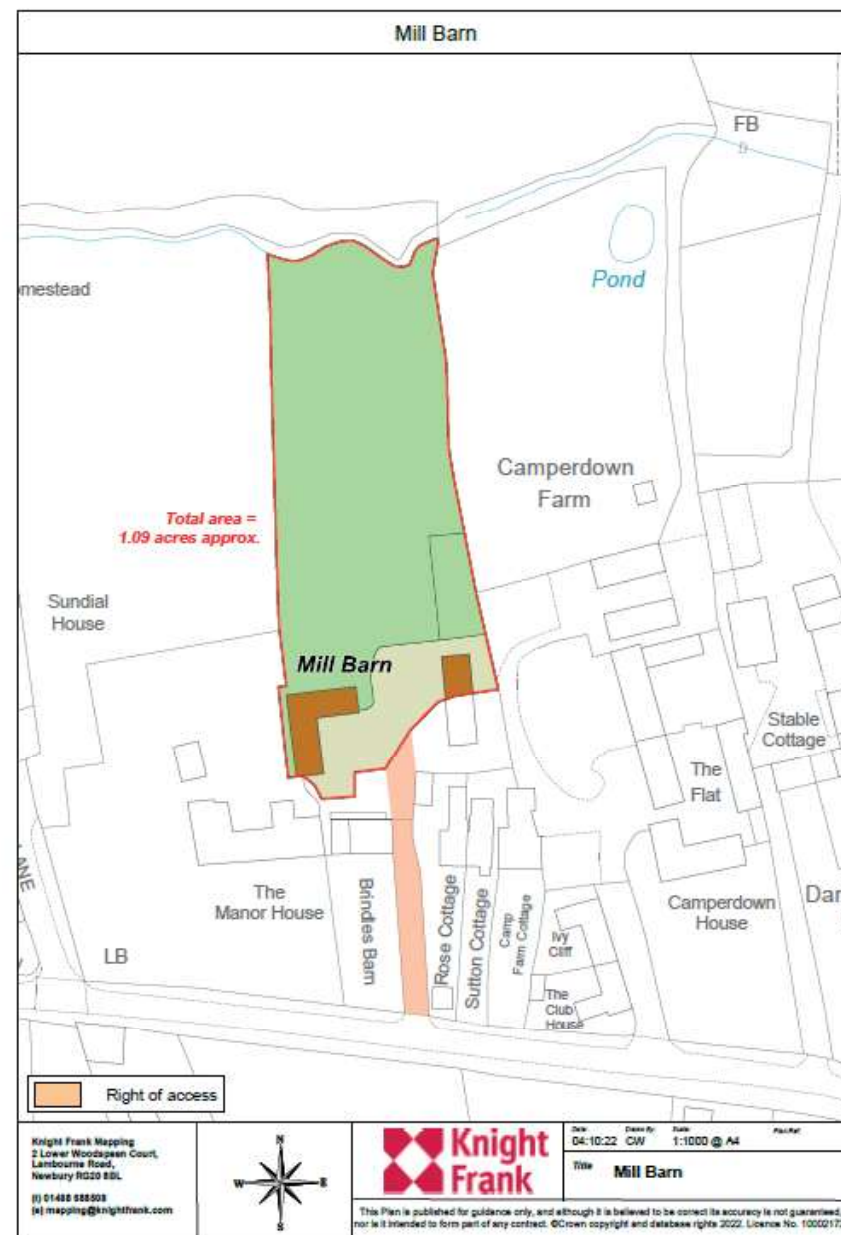


Directions: CV36 4PN

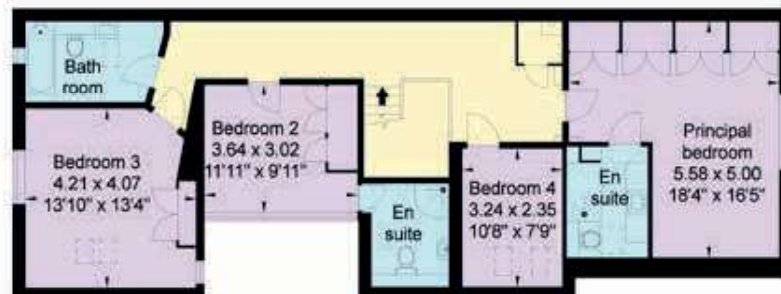
What3words: ///mattress.protect.speedily

Services:

Mains water, electricity and drainage are connected. Oil fired central heating







First Floor



Ground Floor



APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 240.1 sq m (2,584 sq ft)
 Outbuilding: 100.5 sq m (1,082 sq ft)
 Total: 340.6 sq m (3,666 sq ft)
 © Cotswold Plans Ltd. 01386 430176
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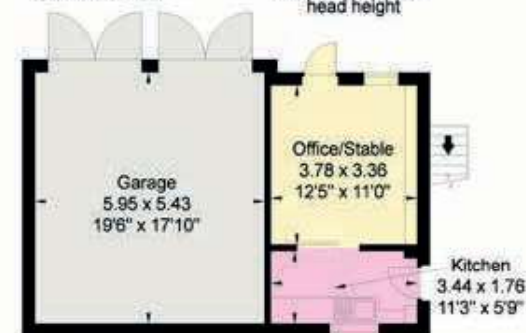
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

Mill Barn
 Darlingscott



First Floor
 Outbuilding

Denotes restricted head height



Ground Floor
 Outbuilding

Not shown in actual location / orientation



James Way

01789 297735

james.way@knightfrank.com

Knight Frank Stratford-upon-Avon

Bridgeway House, Bridgeway

Stratford-upon-Avon, Warwickshire CV37 6YX

knightfrank.co.uk

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Date: 07 July 2026
Our reference: STR012212535

Mill Barn, Darlingscott Court, Darlingscott, Shipston-on-Stour, CV36 4PN

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,500,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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A stylized, handwritten signature of the words "Knight Frank" in a cursive script.

KNIGHT FRANK LLP

Enc:

James Way
Partner, Head of Midlands Sales
+44 1789206950
james.way@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

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