



## Bridge House

289 High Street, Henley-in-Arden, B95 5DH

Andrew Grant







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**8 Bedrooms**



**3 Receptions**



**8 Bathrooms**

**Freehold / 2,395 sq. ft.**

**Guide Price £795,000**

### KEY FEATURES:

- Located in the heart of Henley-in-Arden village
- Seven guest bedrooms each with an ensuite
- AA 3 star
- Self-contained owners living quarters
- Ample private parking
- Double garage

An ideal business opportunity. Bridge House is a charming guest house in Henley-in-Arden.

The guest house is the only one on the high street with a number of eating houses and shops which are all within walking distance.

Bridge House has a mix of business people during the week and busy weekends throughout the year with wedding parties and tourists visiting Stratford-upon-Avon and neighbouring towns and villages.

There is off road courtyard parking for at least 8 vehicles, a double garage, a guest entrance leading to a reception for arrivals and guest relaxation, a guest breakfast room (seating 16), 7 guest bedrooms offered as doubles, twins, kings or family rooms, each with an ensuite and the owner's accommodation.





## SITUATION

Henley-in-Arden is a picturesque, historic market town 8 miles north of Stratford-upon-Avon and 10 miles south of Solihull. Known for its tree-lined High Street and variety of historic buildings, some of which date back to medieval times, as well as shops, a supermarket, a post office, a restaurant, public houses and the famous Henley Ice Cream Parlour.

There are excellent primary and secondary schools as well as South Warwickshire College. For the sports lover, there is the local thriving Tennis Club as well as Henley Golf and Country Club.

## DESCRIPTION

Bridge House is in the heart of Henley-in-Arden and includes off road courtyard parking for at least 8 vehicles, a double garage, a guest entrance leading to a reception room used for arrivals and guest relaxation, a guest breakfast room (seating 16), a rear entrance and a lobby with a WC.

On the first floor there are 7 guest bedrooms offered as doubles, twins, kings or family rooms, each with an ensuite.

### Ground Floor Accommodation

The reception room is used primarily for guests checking in and out and also evening relaxing. With a traditional feel and some original features this room sets the tone for guests.

The guest breakfast room currently seats 16 and this room can service all guests on a full day. A bright and airy room that overlooks Henley High Street being an ideal room to start any day.

The owners kitchen is a smartly fitted traditional kitchen that overlooks the rear courtyard. There are tiled floors and a gas fired AGA.

The owners lounge offers a classic charm with exposed beams and lower ceiling height making this an ideal room to sit down in on an evening.

The owners bedroom is a bright and airy room on the ground floor with double aspect overlooking the courtyard.

The owners bathroom is a ground floor bathroom including a three piece suite with a shower over the bath.

The laundry room houses industrial sized washers and dryers and the heating and hot water systems. There is storage for linen.







Storage gives access to hidden staircase allowing for guest bedroom four to become further owners accommodation if needed.

There is a WC with a wash hand basin.

#### First Floor Accommodation

Bedroom one is a double room with an ensuite shower room.

Bedroom two is a king or a twin room with an ensuite bathroom.

Bedroom three is a twin room with an ensuite shower room.

Bedroom four is a double room with ample built-in storage and an ensuite bathroom.

Bedroom five is a family room with a separate single room off and an ensuite bathroom.

Bedroom six is a king or a twin room with an ensuite shower room.

Bedroom seven is a king or a twin room with an ensuite shower room.

#### Outside

There is a double garage on a concrete base and parking for at least 8 vehicles.

The courtyard is accessed via an archway off Warwick Road.























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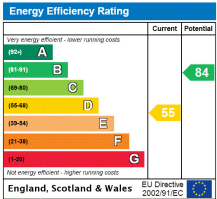
Approx. Gross Internal Floor Area 2395 sq. ft / 222.61 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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