

Peter Clarke



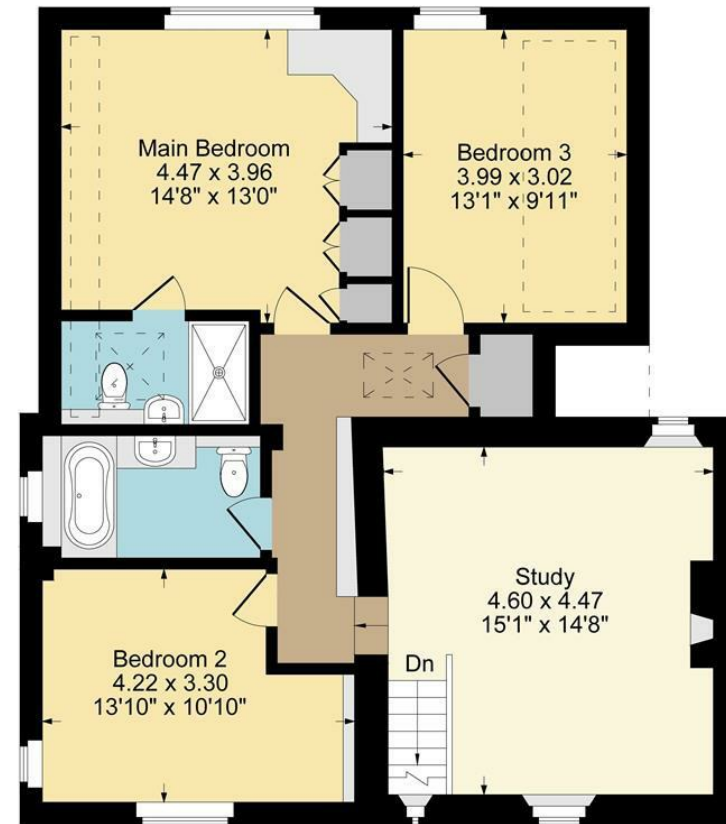
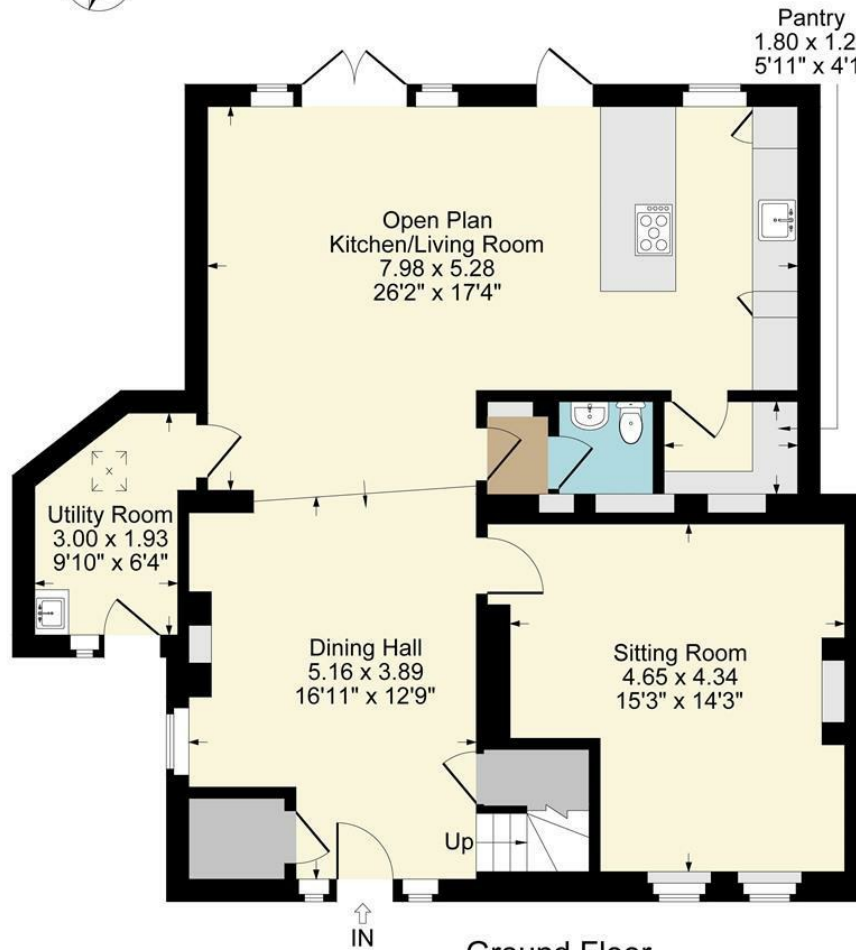
Bay Tree Cottage Peacock Lane, Tysoe, Warwick, CV35 0SG



# Bay Tree Cottage, Tysoe



Approximate Gross Internal Area  
 Ground Floor = 93.01 sq m / 1001 sq ft  
 First Floor = 84.05 sq m / 905 sq ft  
 Total Area = 177.06 sq m / 1906 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



- Three bedrooms with the option for fourth
- En-suite shower and a bathroom
- Open plan layout and a cosy sitting room
- Stylish kitchen with island and seating area
- Tastefully extended and deceptively spacious
- Double driveway parking
- Hillside views and in a conservation area
- Village with amenities
- Viewing highly recommended



£700,000

Nestled in the charming village of Tysoe, is this delightful cottage on Peacock Lane offering a perfect blend of modern living and picturesque surroundings. With stunning hill views and in a conservation area, this property is an ideal retreat for those seeking tranquillity without sacrificing convenience.

The home boasts three reception rooms, providing ample space for relaxation and entertainment. The inviting sitting room features a cosy wood burner, while the open plan kitchen, and living area creates a welcoming atmosphere for family gatherings and social occasions. The extended layout enhances the sense of space, making it a versatile environment for everyday living.

This property comprises three well-appointed bedrooms plus a study, which originally was the fourth bedroom.

Outside, the double driveway offers convenient parking, a valuable asset in a village setting. The surrounding area is rich with amenities, making it easy to enjoy local shops, public house, primary school, nursery and community activities.

Front door opens in to:

#### **DINING HALL**

with understairs storage cupboard, boiler cupboard and wood effect flooring. Opening in to:

#### **CLOAKROOM**

with shelving, wash hand basin, WC, chrome heated towel rail, tiled floor.

#### **KITCHEN/BREAKFAST/LIVING ROOM**

with windows, double doors and further door to garden. Kitchen area with a range of matching wall and base units with worktop over incorporating sunken sink, integrated dishwasher, space for fridge freezer plus a full length crockery cupboard. Island unit with worktop over, breakfast bar and electric Toledo range cooker. Seating area, walk in pantry cupboard with wall and base units, worktop over, space for tumble dryer. Tiled flooring.

#### **UTILITY ROOM**

with stable door to front, skylight window, ceramic Belfast style sink, plumbing for washing machine and tiled flooring.

#### **SITTING ROOM**

with two windows to front, wood burning stove, wood effect flooring.

#### **FIRST FLOOR LANDING**

with two loft hatches, skylight window and linen cupboard to rear housing pressurised water tank with slatted shelves.

#### **STUDY**

(originally Bedroom Four) open to the landing and stairwell with fitted book shelving, windows to front and rear, plus a feature fireplace.

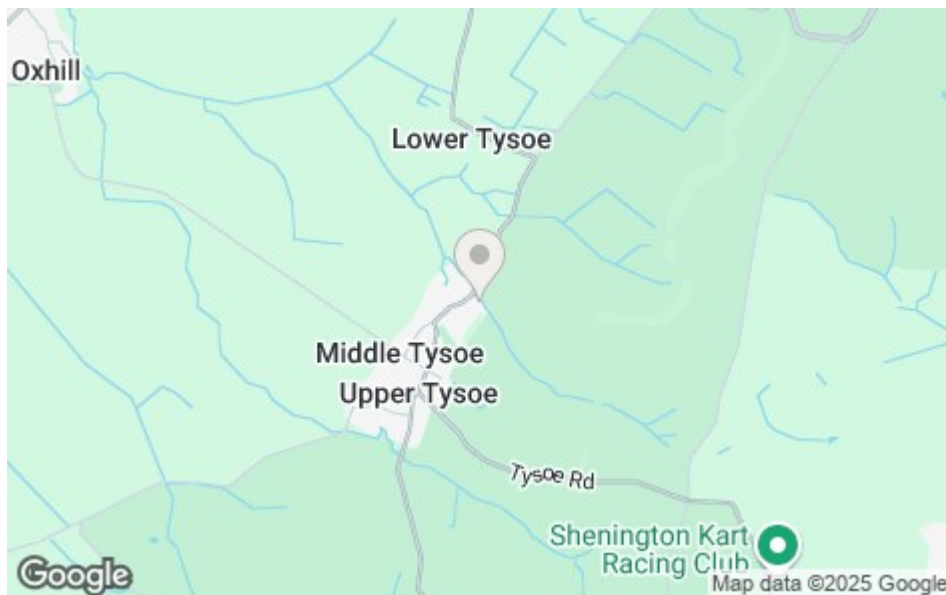












### **MAIN BEDROOM**

with window to rear overlooking farmland, range of fitted wardrobes, dressing table and drawers.

### **EN SUITE SHOWER ROOM**

with skylight window, double width shower cubicle, wash hand basin unit with low level cupboards, WC, chrome heated towel rail and tiled flooring.

### **BEDROOM**

with window to rear.

### **BEDROOM**

with window to front.

### **BATHROOM**

with window to side, bath with shower over and hand held attachment, wash hand basin unit with low level cupboard, WC, chrome towel rail, tiled flooring.

### **OUTSIDE TO FRONT**

Stone chipping double driveway, stone chipping walkways, low wall, outside lights, steps lead up to a bin storage area and the location of the oil tank. Stone chipping pathway leads around to the rear where there is a:

### **TWO-TIERED REAR GARDEN**

with a mix of paved pathways, stone chippings, laid to lawn, planted beds, seating areas, timber shed, low wall overlooking a brook and towards grazing farmland with further hillside views beyond. Outside tap and lighting.

### **GENERAL INFORMATION**

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil fired heating.

**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.

**CONSERVATION AREA:** The property is within a Conservation Area.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

**DISCLAIMER:** Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that 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; 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. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. 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 and 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.







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