



Atkinson
Stilgoe 

Dormer Cottage Washbrook Lane
Allesley Coventry



Property Description

A beautiful Grade II listed cottage with a wealth of character situated in an idyllic semi-rural location set in approximately two acres, having two separate driveways, paddock, double garage, stables, outbuildings and beautiful formal gardens, four bedrooms, four bathrooms and three reception rooms.

Approach

In and out driveway leads to front door in turn leading through to entrance porch, glass panelled door leading through to:

Reception Hallway

Having Oak staircase rising to the first-floor landing, window to the front, exposed beams, wall light points and door through to:

Dining Kitchen

24' 2" x 18' 6" (7.37m x 5.64m)
L-Shaped

Fitted with an extensive range of solid timber handmade base and wall mounted units with complementary Granite work surfaces, electric Rangemaster cooker with five ring hob, double oven and grill, dishwasher, larder fridge and freezer, sink and drainer unit with mixer tap, stable style door, windows to the front, side and rear with beautiful views over garden, ample space for dining table, open plan to:

Sitting Room

16' 4" x 12' 2" (4.98m x 3.71m)

Having window to the front, exposed ceiling beams, wall light point, small feature second staircase to first floor.

Lounge

16' 8" x 15' 5" max (5.08m x 4.70m max)

Having Inglenook fireplace with ornamental cast-iron log burner, dual aspect windows to the front and side, small feature staircase to first floor, door through to:

Study

12' 10" x 8' (3.91m x 2.44m)

Dual aspect windows to the rear and side with views over garden, exposed beams.

Ground Floor Bathroom

Fitted with a white four-piece suite comprising of bath with mixer shower over, separate shower cubicle with mains shower fitted, low level WC and wash hand basin, full ceramic tiling, obscure glazed window to the rear.

Mezzanine

Oak staircase rising to first floor landing, feature vaulted ceiling, window to the front, Oak flooring, ample space for a desk or sofa door through to:

Master Bedroom

16' 1" x 15' 6" max (4.90m x 4.72m max)

Having built in wardrobes providing hanging and shelving space, windows to the front and side, feature trap door leading to staircase through to lounge, door through to:

En-Suite

Fitted with a white suite comprising low level WC, wash hand basin, shower cubicle with electric shower fitted, heated towel rail.

Bedroom Two

16' 7" x 13' 6" (5.05m x 4.11m)

Having some restricted head height into eaves, window to the front with beautiful views, door leading to small staircase to sitting room, built-in wardrobes.

Bedroom Three

14' 3" max x 8' 1" (4.34m max x 2.46m)

Dual aspect windows to the side, window to the rear with views over countryside, built in storage cupboard, door through to:

En-Suite Bathroom

Fitted with a suite comprising of bath with electric shower over and glass screen, low level WC, wash hand basin, full ceramic tiling and obscure glazed window to the rear.

Bedroom Four

14' 4" max x 8' (4.37m max x 2.44m)

Dual aspect windows, with views over garden, built-in storage cupboard, door through to:

En-Suite Bathroom

Fitted with a white suite comprising of bath with electric shower and glass screen, wash hand basin, full ceramic tiling, obscure glazed window to the rear.

Outside

Front of the Property

To the front of the property there is an in-out driveway with parking for several vehicles and to the side is a pedestrian side gate leading to the rear of the property.

Rear Garden

A beautiful mature landscaped rear garden with raised beds, shrubs and borders, gravel patio area, greenhouse and shed, a selection of beautiful trees and pergola.

Rear of the Property

To the rear of the property there is a gated driveway and to the left a large grassed area, plus parking for several vehicles, leading to the double garage, stable block, large storage barn with double doors to the front and power and large gated paddock.

Garage

19' 4" x 19' (5.89m x 5.79m)

With two remote control up and over doors, light and power, door to the rear.

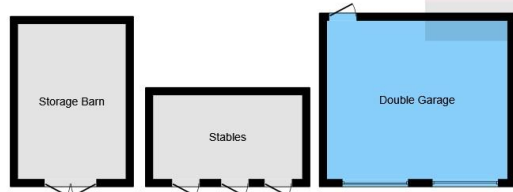




Ground Floor



First Floor



Outbuildings



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Exempt

view this property online atkinsonstilgoe.co.uk/Property/BAL105934

Tenure: Freehold



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