

**21 The Crescent
Brinklow
RUGBY
CV23 0LG**

Guide Price £365,000



- **DESIRABLE VILLAGE LOCATION**
- **CHARACTER FEATURES**
- **TWO RECEPTION ROOMS**
- **DOWNSTAIRS W.C.**

- **NO ONWARD CHAIN**
- **EXPOSED BEAMS**
- **THREE BEDROOM PERIOD TERRACE**
- **ENERGY EFFICIENCY RATING E**

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PERSONAL • PROFESSIONAL • PROACTIVE

A fantastic opportunity to purchase this unique three bedroom cottage nestled in the picturesque village of Brinklow, situated in a pretty conservation area overlooking the village green and St John's Church. Cornflower Cottage is a grade II listed, terraced cottage, brimming with country charm and character. Originally, it was two cottages, with the oldest part thought to date back to the early 1700s.

In brief, the ground floor accommodation comprises: two reception rooms benefitting from a double aspect wood burner, a galley style kitchen/breakfast room which is light and airy and spans the whole property width. There is also a downstairs cloakroom with utility space. To the first floor, bedroom one has a large walk in dressing and storage area, bedroom two has a useful vaulted gallery space with far reaching countryside views, which could be used as a chillout or study area, and bedroom three has integrated wardrobe storage. The boutique bathroom boasts a freestanding bath, rainfall shower head, a feature wash hand basin, and modern w.c. The rear of the property benefits from a countryside outlook. It has a private garden with a patio and lawn area and established shrubs, herbs, and flower beds. There are also two outbuildings and a woodshed.

Although this property retains many charming and original features, it also has the benefit of low energy far infrared heating, creating an ambient temperature throughout the home.

The village of Brinklow has a thriving community and lots of amenities including pubs and eateries, shop and post office, doctors, pharmacist, village school and a preschool. It has a large recreation and sports ground and an abundance of countryside walks. The Oxford Canal is also a short distance away. Nearby in the town of Rugby the railway station offers a regular high speed rail link to London Euston and Birmingham New Street.

Accommodation Comprises

Entry via hardwood front entrance door with decorative panels into:

Dining Room

14'9" x 10'9" (4.50m x 3.30m)

Window to front aspect. Ceiling mounted far infrared heater. Feature fireplace. Solid wood flooring. Exposed beams. Openings through to lounge. Door to ground floor cloakroom. Walkway though to kitchen with stairs rising to first floor.

Lounge

14'9" x 12'1" (4.50m x 3.70m)

Window to front. Wall mounted picture far infrared heater. Feature fireplace with log burner and inset log store. Solid wood flooring. Exposed beams. Door to kitchen.

Kitchen / Breakfast Room

22'11" x 7'4" (7.00m x 2.25m)

A shaker style kitchen fitted with a range of base and wall units with work surface space. One and a half bowl stainless steel sink and drainer unit with mixer tap over. Range style electric cooker with induction hob and extractor over. Space for a fridge/freezer. Ceiling mounted far infrared heater. LVT flooring. Double glazed window to rear. Four velux windows. Double glazed door and side windows opening to rear garden.

Downstairs Cloakroom

With modern suite to comprise; wash hand basin and low level w.c. with concealed cistern. Space and plumbing for a washing machine and dryer. Storage cupboard with immersion heater. Feature tiling and wood panelling.

First Floor Landing

Window to rear. Wall mounted mirror far infrared heater. Exposed beams. Doors of to bedrooms and bathroom.

Bedroom One

12'1" x 9'8" (3.70m x 2.95m)

Window to front. Wall mounted picture far infrared heater. Dressing area.

Bedroom Three

10'10" x 9'8" (3.31m x 2.95m)

Window to front. Wall mounted picture far infrared heater. Built in wardrobe.

Bedroom Two

2.45m x 2.40m

Window to rear. Access to loft space. Ceiling mounted far infrared heater. Exposed beams. Ladder rising to mezzanine area with Velux window.

Bathroom

With contemporary suite to comprise; bath with ceiling mounted rain fall shower over, feature wash hand basin, and low level w.c. with concealed cistern. Exposed beams. Solid wood flooring. Window to rear.

Rear Garden

Patio area. Log store. Out house. Shed. Area laid to lawn. Planted flower bed. Variety of shrubs and trees. Pathway leading to gated access. Shrub borders and fencing to boundaries.

Agents Note

Local Authority: Rugby

Council Tax Band: D

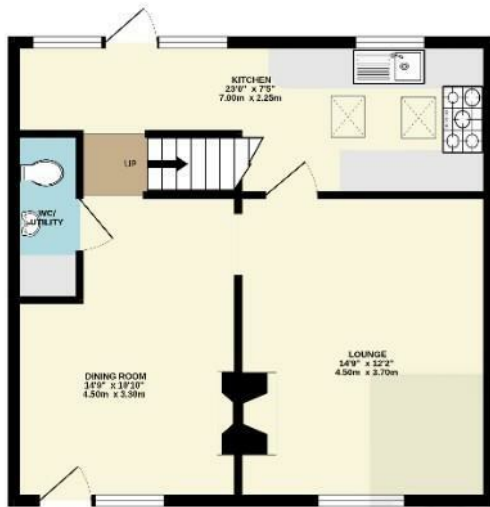
Energy Efficiency Rating: E







GROUND FLOOR
499 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



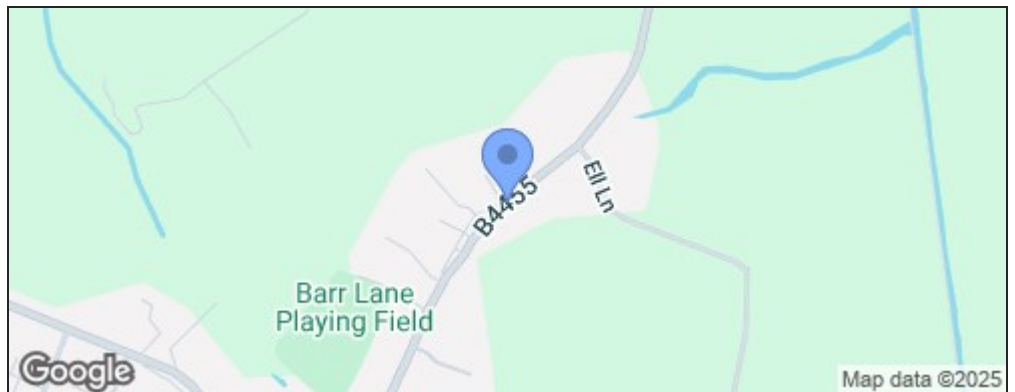
2ND FLOOR
153 sq.ft. (14.3 sq.m.) approx.



TOTAL FLOOR AREA : 1075 sq.ft. (99.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	44	74
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.