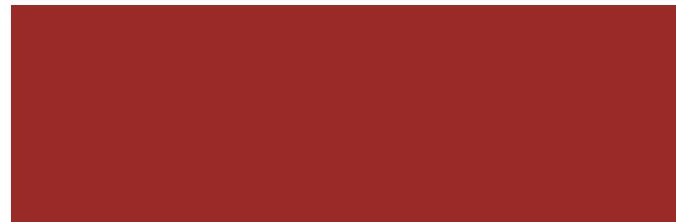




Pallett Cottage,  
86 Main Road,  
Austrey,  
CV9 3EG.





## GENERAL

Pallett Cottage is an impressive contemporary cottage which has been built with meticulous attention to detail and considerable style. Although the cottage is a newly built the design is inspired by the barns that originally stood on the site. The luxurious accommodation includes on the ground floor a wonderful living kitchen with bespoke bi-fold doors opening into the South facing garden and beautiful traditional cabinets. There is a large dining hall/snug and sitting room which has a French door opening into the garden. On the first floor, there are three double bedrooms, one of which has an en-suite and dressing area together with a luxurious bathroom. Outside, there is a good sized south facing garden and off street parking.

The quality of the build is outstanding with some beautiful finishes including bespoke windows, hand-built by 'Pearmtree' of Hinckley, traditional kitchen cabinets with quartz work surfaces and luxurious bathroom. Particular attention has been made to the appearance of the cottage with hand made bricks, reclaimed Victorian rosemary tiles and dog tooth detailing to the brickwork.



## LOCATION

Austrey is a thriving village with a village shop/post office, primary school, two churches, a public house and a village hall. A wider range of amenities are available in Tamworth and Ashby-de-la-Zouch. The village is close to the M42 which provides links to Birmingham, Leicester, Coventry, Derby and Nottingham. Rail services are available in Tamworth and Nuneaton and the two international airports at Birmingham and East Midlands are easily accessible. There are a number of private and state schools in the area and also great opportunities for outdoor pursuits such as walking, cycling, horse riding and sailing.

## THE COTTAGE

The accommodation is arranged over two floors as follows. Front door opening into the dining hall/snug.

## DINING HALL/SNUG

11'4" x 10'

A really useful space which would work really well as a snug, dining hall or home office. Opens into an inner lobby where there is a cloakroom and stairs rising to the first floor.

## CLOAKROOM

Low flush lavatory, wash hand basin, chrome ladder style towel rail.

## SITTING ROOM

14' x 13'5"

A stylish room that has a media wall with a built in contemporary electric log effect fire beneath. A French door opens into the garden and there is a useful store cupboard. Central heating radiator.

## LIVING KITCHEN

18' x 14'

A stunning space with bi fold doors opening into the garden. The kitchen area is fitted with a generous range of traditional base and wall cabinets with painted fronts and quartz work surfaces and Belfast sink. There is an island unit with breakfast bar and a Rangemaster cooker with a five gas burner hob with extractor over and ovens beneath. Additional integrated appliances include a fridge freezer, washing machine and dryer.

## ON THE FIRST FLOOR

Stairs rise from the inner lobby to the first floor landing.

## FIRST FLOOR LANDING

Opening off the landing are the bedrooms.

## MASTER BEDROOM

12'3" x 11'7"

An impressive room with a full height ceiling that gives a real feeling of space. Central heating radiator.

## DRESSING AREA

## EN-SUITE

There is a double sized shower enclosure with rainfall and hand held shower attachments, wash hand basin and low flush lavatory.

## BEDROOM TWO

12'7" x 14'3"

A good sized double bedroom with dressing area and full height ceiling. Central heating radiator. (First measurement 11'3" measured to 5' eaves height).

## BEDROOM THREE

10' x 8'9"

With full height ceiling. Central heating radiator. (First measurement is 8'8" measured to 5' eaves height).

## BATHROOM

Suite comprising a panelled bath with hand held shower attachment, low flush lavatory and wash hand basin. Double walk in shower enclosure with rainfall and hand held shower attachments.

## GARDEN

A gate from the parking area opens into the garden. Immediately adjoining the cottage, there is an extensive area of terracing, perfect for outdoor dining and entertaining. The garden is a real sun trap as it is South facing.

## CAR PARKING

The purchaser will have three dedicated parking spaces in the shared parking area (including the provisions for an electric car charging point). The car park will be included in the cottage's title excepting the six spaces dedicated to the owners of the other cottages.

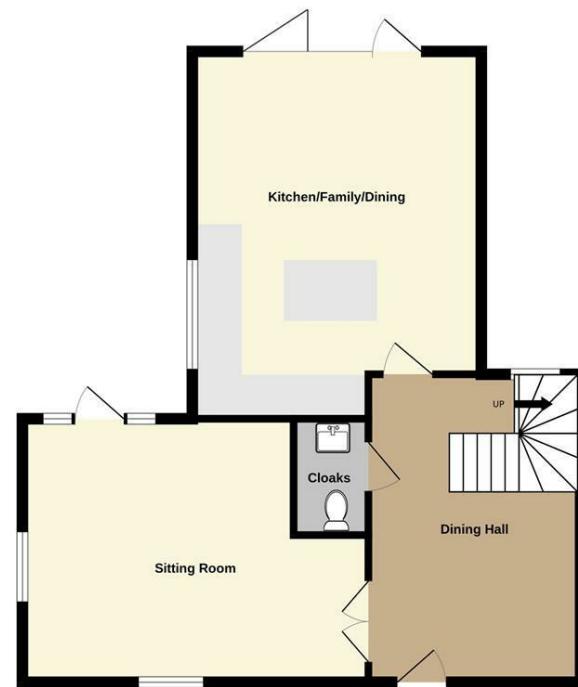
## IMPORTANT NOTICE

Pallett Cottage is in the grounds of a listed property and it is thought that Pallett Cottage forms part of the setting of the listed building.





Ground Floor



1st Floor



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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