



The Axe and Compass Cottage
Moat Lane, Wolvey
Leics, LE10 3HP



£865,000

PRICE INCLUDES LAND AND STABLES

GENERAL

A charming circa 17th century part thatched cottage set in idyllic gardens and grounds extending to 1.5 acres. Axe and Compass Cottage has a fascinating history and was formerly a tavern which was replaced in the 1930's by the current Axe and Compass (Pestos). This is the first time the cottage has been on the market in nearly 50 years, during which time it has been a much loved family home. There are plenty of period features in the cottage including beamed ceilings, original doors and a collection of memorabilia dating back to its earlier life as a tavern. There are views over the gardens and countryside from all the principal rooms. With its exceptional setting and flexible layout, the property offers scope for additional income generation, whether through Airbnb or a boutique bed and breakfast, nursery/small business.

The accommodation briefly includes a wonderful living kitchen, two delightful reception rooms, five bedrooms, one of which is on the ground floor, together with three shower rooms and a bathroom. Outside there are beautiful gardens and a paddock, together with a large double garage with adjoining single garage and two stables. The paddock is suitable for a pony.

There is a ground source heat pump which significantly reduces the running costs and gives a lovely ambient temperature year round. It should also be noted that the cottage is not listed, which gives greater flexibility should somebody wish to make changes.



LOCATION

The Axe and Compass Cottage is located in Wolvey Heath just outside the main village. Wolvey has a vibrant community with an unusually extensive range of amenities including a doctors surgery, a general post office, three pubs and a primary school. The villagers take great pride in their home and in the recent past Wolvey has won the Gold Award in Warwickshire's Best Kept Village in both the sustainable environment and communication categories. On the edge of the village there is a Wetland Nature Reserve which is owned by the Parish Council. There are some lovely walks in the area with footpaths running off Wolds Lane. Sporting facilities include a bowling club, a cricket club, fishing, a golf course and driving range.

THE COTTAGE

The accommodation is arranged over two floors as follows. Front door opening into reception hall.

RECEPTION HALL

With tiled floor, stairs rising to first floor.

HOME OFFICE

7'7" x 5'

With fitted desk.

LIVING KITCHEN

26'8" x 12'9" max

A lovely open plan living space with Amtico flooring. The kitchen area is fitted with a generous range of cream coloured base and wall cabinets with polished granite work surfaces, an inset sink and drainer unit and tiling to splashback areas. There is a Range style cooker with five gas burners, two ovens and a grill with extractor over. There is also a "Bosch" dishwasher and fridge/freezer. Central heating radiator and inset ceiling spotlights. The kitchen opens directly into the dining area.

DINING AREA

A really impressive space which has a vaulted ceiling with exposed A frame timbers. There is a brick built fire surround and antique fitted china cupboard. Door to the snug.

SNUG

13'1" x 12'7"

Original front door opening into the garden and beamed ceiling, Central heating radiator.

REAR HALL

With enclosed staircase to first floor. Doors to the sitting room, shower room and utility.

SITTING ROOM

19'5" max x 12'1"

The principal feature of the room is the inglenook with open fireplace. There is a heavily beamed ceiling, central heating radiator. (measurements into the inglenook)

SHOWER ROOM

Amtico floor, shower enclosure, wash hand basin, low flush lavatory, beamed ceiling.

UTILITY

9'9" x 5'

With Lampoassa boiler with controls for the ground source heat pump. Counter top under which there is plumbing for a washing machine.

BEDROOM FIVE

13'8" x 13'2"

There is a run of fitted wardrobes. Central heating radiator.

BATHROOM

Suite comprising a panelled bath, low flush lavatory, wash hand basin and shower enclosure.

ON THE FIRST FLOOR

There are two staircases rising to the first floor.

An enclosed staircase rises from the rear hall to a galleried landing accessing Bedrooms 1 and 2. The secondary staircase rises from the reception hall accessing Bedrooms 3 and 4.

GALLERIED LANDING

Accessed via the enclosed staircase opening off which are two bedrooms and a shower room.

PRINCIPAL BEDROOM ONE

19'10" x 13'6" max

A delightful room with exposed roof trusses, boarded floor, fitted wardrobe and central heating radiator. (Second measurement is 10'6" measured to 5' eaves height).

BEDROOM TWO

12'10" x 11'6" max

A really interesting room with exposed roof timbers. Central heating radiator. (second measurement is 4'7" measured to 5' eaves height).

SHOWER ROOM

There is a shower enclosure, wash hand basin set in vanity unit, central heating radiator, low flush lavatory and fitted dressing table.

BEDROOM THREE

15'5" x 11'7"

A lovely room with fantastic field views. There is an eaves storage cupboard, two central heating radiators. (Some restricted headroom).

BEDROOM FOUR

12'9" max into bay x 10'7"

Another double bedroom with country views. Central heating radiator. (Some restricted headroom).

SHOWER ROOM

With corner shower cubicle, pedestal wash hand basin and low flush lavatory. Central heating radiator.

OUTSIDE

A drive leads in from Moat Lane to a parking area in front of the house.

DOUBLE GARAGE

20'8" x 18'

With sliding doors.

A further single garage is attached to the double garage and in turn there are two attached stables.

THE GARDENS

There are gardens to three sides of the cottage which are principally lawned with flower and herbaceous borders. To the East of the cottage is a paddock with some fine mature trees.

COUNCIL TAX BAND

Rugby Council Tax Band G.











Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF
Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS
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