



## Woodcote Granary, Rouncil Lane, Kenilworth, CV8 1NL

Asking Price £1,250,000

- Stunning Granary Conversion
- Enjoying Extensive Gardens & Far Reaching Views
- Beautiful Framed Dining Kitchen
- Two Quality Bathrooms
- Sitting Room With Feature Fireplace
- Located On Fringes Of Kenilworth
- EPC Rating F - 34
- Three/Four Well Proportioned Bedrooms
- Studio, Garage & Car Ports
- Warwick District Council Tax Band G



# Rouncil Lane, Kenilworth CV8 1NL

Woodcote Granary lies in an idyllic location on the outer fringes of Kenilworth and enjoys fabulous views to the rear. Occupying an enviable elevated position this converted Granary has thoughtfully arranged gardens within the 0.5 acre plot. Set behind private gates there is an extensive driveway that lead to a detached garage with a double carport and a studio/home office. You enter the property into a split level hallway with a cloakroom, engineered wood flooring and doors off. The ground floor accommodation comprises a study/fourth bedroom, lounge with day room off and a stunning dining kitchen with underfloor heating. The kitchen area is fitted with quality framed wall and base units that incorporate integrated appliances and the dining area has oak bi-folding doors onto the extensive terrace and garden. There is also a large ceiling lantern that streams light in. From the kitchen is a utility room. The split level landing has vaulted ceilings and doors off to the three bedrooms with fitted wardrobes. The principal bedroom having an en-suite shower room and a further family bathroom. Outside the rear garden flows from the main reception rooms with an expansive rear terrace with formal lawns beyond. There are well stocked borders and flowerbeds throughout the garden. A rare opportunity to acquire a property that provides convenience, yet offering beautiful views and gardens. Viewing is essential to understand everything this property has to offer.



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F

Council Tax Band: G



## APPROACH

Set behind electric wrought iron gates that lead you into a private courtyard with area gravel drive that provides hardstanding for a number of vehicles. It provides access to the garage and carport at the head of the driveway. A blue brick step offers access to the hardwood entrance door.

## VESTIBULE HALLWAY

Entered through a hardwood door into the vestibule with coat hanging and mat well. Further glazed hardwood door into the split level hallway.

## ENTRANCE HALL

With engineered wood flooring with steps down and a hardwood spindle banister. Exposed beams and a dogleg staircase rising to the landing. Further doors radiate off to:

## CLOAKROOM

With a white close coupled wc and a wash hand basin set on a wood plinth with storage beneath. Tiled floor and splash backs, chrome heated towel rail and a frosted double glazed window to the fore.

## STUDY

10'5" x 16'4"

With a continuation of the wood flooring, double radiator, under stairs storage cupboard and twin double glazed windows to the fore. This could also be used as a fourth bedroom.

## LOUNGE

19'1" x 16'4"

Having french doors leading onto the rear terrace and gardens with matching side lights. The focal point is provided by a tiled fireplace with an open grate set on a matching hearth with an Adams style surround. Exposed beams and double doors into the conservatory.

## GARDEN ROOM

13'9" x 15'3"

With double glazed windows and door onto the rear garden. Engineered wood flooring, built in cabinet housing the oil fired central heating boiler and a radiator.

## BREAKFAST KITCHEN

23'0" x 21'11"

The kitchen is comprehensively fitted with a range of

contrasting framed wall and base units with brushed steel door furniture. The base units have a granite counter top with matching up stands that forms a peninsula between the kitchen and dining area. Having an under counter sink unit with mixer taps over and a dishwasher beneath. To one wall is a bank of units that include a wine rack and pull out cupboard that flank the American fridge freezer. There is a further dresser to one wall with floor to ceiling cabinets. Rangemaster stove and brushed steel extractor over. Tiled floor with underfloor heating. Exposed beams form a threshold from the kitchen and dining area. The dining/family area has a continuation of the tiled floor and units that back onto the kitchen with a wine cooler. Central lantern and hardwood bi folding doors leading onto the terrace. The space comfortably allowing for a dining table and sofas catering for modern living.

## UTILITY ROOM

14'3" x 6'3"

Fitted with a range of framed wall and base units. Having a double glazed window to the side, a radiator and plumbing for an automatic washing machine and dishwasher.

## LANDING

With a window on the turn, vaulted ceiling and exposed beams. A double glazed window looks into the rear garden and beyond with a radiator beneath. Hardwood doors lead off to:

## BEDROOM

15'4" x 12'9"

With a double glazed window to the rear with a double radiator beneath, eaves storage and built in whisper grey wardrobes to one wall. Steps rise to the en-suite shower room.

## EN SUITE SHOWER ROOM

With a generous walk in shower with a rainfall thermostatic shower, wall hung wc and a wall hung vanity wash hand basin with a double glazed window over. Slate effect tiling to walls and porcelain tiled flooring. Exposed beams, down lighting and an airing cupboard.

## BEDROOM

13'10" x 12'8"

Double glazed dormer window to the rear with a radiator beneath, eaves storage, exposed beams and built in wardrobes and bookcase to one wall.



## BEDROOM

10'5" x 12'8"

Double glazed window to the side with a double radiator beneath, exposed beams and built in wardrobes to one wall.

## FAMILY BATHROOM

Having a white suite that comprises a panelled bath with rainfall thermostatic shower and shower screen over, concealed cistern wc and a wall hung vanity unit with a marble counter top and monobloc tap. Tiling to full height to splash backs and floor.

## STUNNING SOUTH FACING REAR GARDEN

The garden enjoys fabulous views across open countryside as well as a southerly aspect. Directly from the property is a generous terrace with well stocked planted areas. A dwarf retaining wall separates the formal lawns. It is enclosed with hedged and fenced boundaries. Away from the formal gardens is a vegetable patch with potting shed and two brick stores and access to a further area for the greenhouse.

## STUDIO

12'7" x 11'5"

Situated away from the main house the study has an engineered wood floor, vaulted ceiling and a radiator.

## GARAGE

With twin doors, coach light, power and lighting laid on.

## CAR PORT

21'6" x 15'9"

Large enough for two cars with a blue brick base and an opening into the rear gardens.

## FIXTURES AND FITTINGS

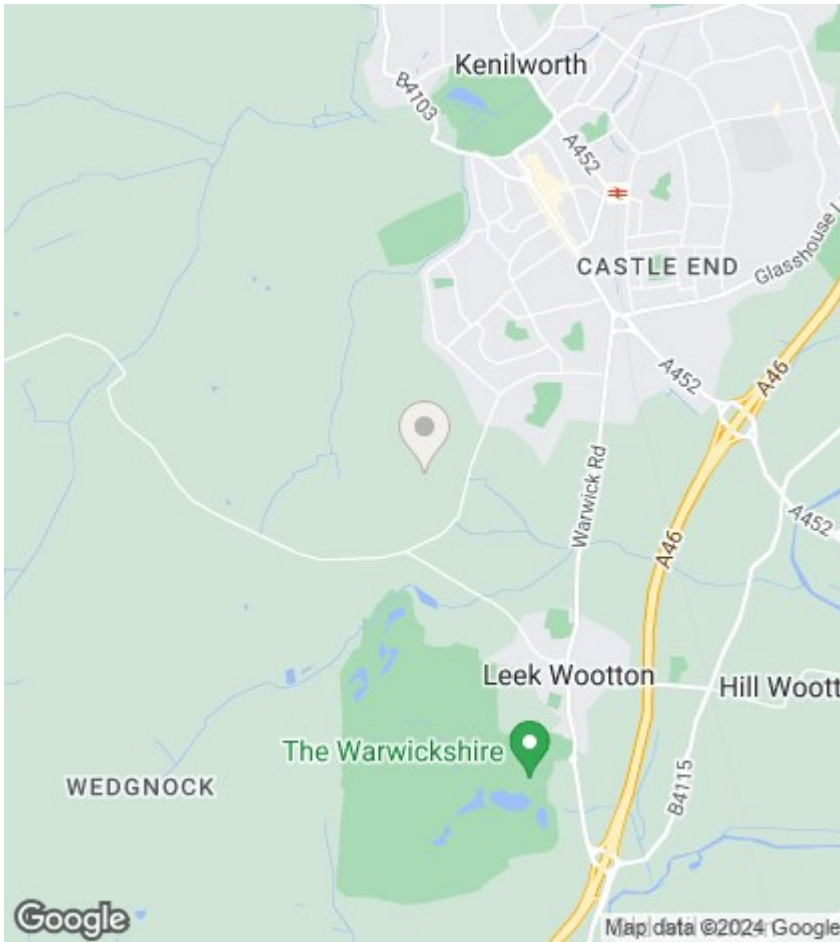
All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.











## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			72
(55-68) <b>D</b>			
(39-54) <b>E</b>		34	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

