

BELVOIR!

£425,000



Saddle Cottage 5 Bascote Chase

, Bascote CV47 2EZ

THE COLLECTION | BELVOIR LEAMINGTON SPA

Introducing Saddle Cottage, a stunning three-bedroom conversion from a former cattle barn, located near Leamington Spa and nestled in peaceful countryside. This Grade 2 listed building has been sympathetically renovated to maintain original beams and period features while integrating contemporary comforts.

WWW.BELVOIR.CO.UK

ACCOMMODATION

As you step through the classic stable door, you're greeted by a bright and airy dining room with polished wooden floors. The contemporary Shaker-style kitchen is complete with integrated appliances that blend seamlessly with the overall aesthetic. The front room is a cozy yet elegant space, anchored by a wood burner that adds a touch of warmth and charm. It benefits from dual aspects with windows at the front and French doors to the rear, allowing for abundant natural light. This room stretches the entire length of the house and is highlighted by exposed wooden beams, which add character and a sense of continuity with the building's heritage.

Upstairs, Saddle Cottage continues to impress with three spacious bedrooms that maintain the home's airy and expansive feel. Each room features exposed beams and skylights, which not only enhance the sense of space but also flood the interiors with natural light. The main bedroom offers fitted wardrobes and a modern ensuite with a shower unit, while the family bathroom, exudes charm and functionality with a bath featuring an overhead shower, sink, and toilet. The presence of abundant greenery adds a refreshing touch.

Outside, the mature garden is an oasis with lush trees, vibrant flowers, and a turfed lawn which serves as a focal point, offering green space perfect for outdoor activities or simply enjoying the peaceful ambiance. The garden features two separate seating areas, each thoughtfully designed to maximize enjoyment of the outdoors. One area is equipped with a traditional wooden gazebo, providing shade and a charming spot for al fresco dining or morning coffees. These areas are connected by winding paths lined with fragrant blooms and ornamental shrubs, enhancing the garden's sense of tranquility and seclusion. A practical garage adds convenience and security.

The location of Saddle Cottage is particularly noteworthy. While it is nestled among several other charming cottages, creating a sense of community and neighbourliness, it also enjoys a tranquil countryside setting. The cottage is conveniently close to Leamington Spa, offering easy access to the amenities and services of the town, including shops, restaurants, and entertainment options.

Saddle Cottage benefits greatly from its peaceful countryside location. Residents can enjoy the best of both worlds: the bustling town life a short drive away, and the serene, pastoral landscape that surrounds their home. This blend of accessibility and seclusion makes Saddle Cottage an ideal place for those looking to balance a quiet



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

01926 422251
22-23 Denby Buildings, Regent Grove,
Leamington Spa, Warwickshire, CV32 4NY
Email: amy.cunningham@belvoir.co.uk
www.belvoir.co.uk



BELVOIR!

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.