



Hope Cottage
Ullenhall, B95 5PA

Andrew Grant

Hope Cottage

Ullenhall, Henley-in-Arden, B95 5PA

3 Bedrooms 2 Bathrooms 3 Reception Rooms

A delightfully quaint cottage, nestled in a picturesque village setting, complete with an extensive rear garden.

- Characterful cottage
- Picturesque village setting
- Brimming with period charm
- Orangery
- Useful utility room
- Ground floor shower room
- First floor bathroom
- Three double bedrooms
- Large rear garden
- Residents parking

1,388 sq ft (129 sq m)





The reception room

Upon entering, the reception room provides an inviting entrance with its quarry tiled flooring, ceiling beam and brick open fireplace creating a focal point. Natural light streams in through the front-facing window. There are openings through to the adjacent sitting room and the kitchen dining room positioned deeper within the home.



The sitting room

The second reception room features quarry tiled flooring and a feature fireplace enhancing the charm of the space. This room connects seamlessly to the kitchen through a doorway and provides access to the first floor via a staircase.





The kitchen dining room

The dining area is ideal entertainment, boasting an open-plan layout to the kitchen and French doors leading to the orangery. The room's appeal is heightened by a fireplace and wooden flooring that extends throughout, with beams adding character.



Equipped with shaker wall and base units, ample counter space and a Belfast-style sink the kitchen oozes style. Integrated appliances include a double oven, hob and extractor hood. The breakfast bar makes this an extremely sociable space, while an internal window offers views into the orangery. A part-glazed door opens to the rear garden.



The orangery

Bright and spacious, the orangery provides views of the garden through its windows and French doors, which integrate outdoor and indoor living throughout the summer. A lantern-style skylight floods the space with natural light. The orangery also links to the utility room, which offers space for laundry appliances, and a ground floor shower room.



The shower room

This convenient shower room features a low-level WC, washbasin and corner shower cubicle, accented with stylish metro tiles and a white towel. A rear window complements the space.



Bedroom one

Period features enrich the landing, which includes access a large storage cupboard and doors leading to the bedrooms and bathroom. Situated on the left side of the landing is a spacious double room with a window to the front, large built-in wardrobes and a high ceiling with beams which enhances its spaciousness and character.



Bedrooms two and three

Bedroom two, another generous double room, features a high ceiling with beams, a window to the front and built-in wardrobes which offer plentiful storage space. Currently utilised as an office, bedroom three offers serene garden views.



The bathroom

This expansive bathroom features a low-level WC, pedestal washbasin, freestanding clawfoot bath with a telephone-style mixer tap and a separate shower cubicle with a rainfall shower and handheld shower attachment. Beamed sloping ceilings and metro-style tiles add a touch of rustic elegance, complemented by views over the garden.



The garden

The extensive gardens set this property apart, starting with a walled patio and block-paved area perfect for outdoor dining. The garden extends onto a large lawn with mature planting to the borders and a summer house, enclosed by a mix of walling and fencing to ensure privacy and security.



Location

Ullenhall is a picturesque Warwickshire village, featuring traditional cottages and substantial homes with local brick and timber architecture. The village hall is a community hub, offering various clubs and societies. Outdoor enthusiasts will enjoy scenic walking and cycling trails. Unrestricted parking is available outside the house, with visitor parking throughout the village centre.

Nearby, Henley-in-Arden boasts a medieval high street with boutique shops, cafés, pubs, restaurants and florists. Essential amenities include a Co-op supermarket, a One Stop store and healthcare facilities. Henley-in-Arden C of E Primary School and Henley-in-Arden School cater to educational needs.

For more shopping options, visit larger supermarkets in Warwick or the Maybird Centre in Stratford-upon-Avon. Despite its rural setting, Ullenhall has excellent transport links, with major roads providing easy access to Birmingham and other cities.

Services

Mains electricity, water and drainage.

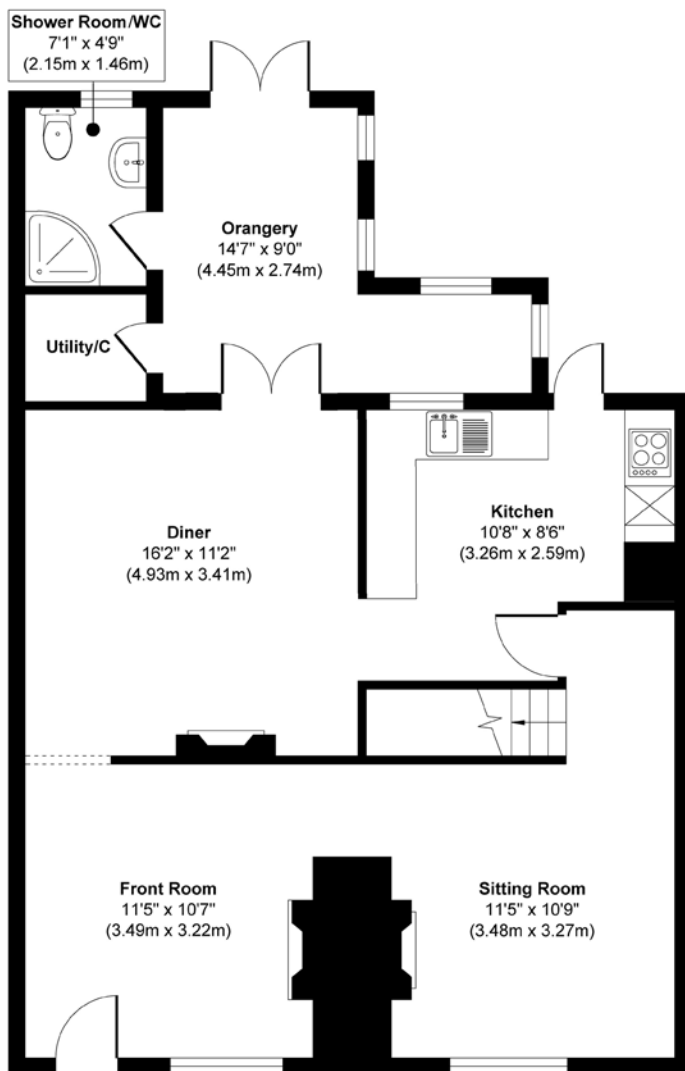
Oil heating.

Broadband is available at this property.

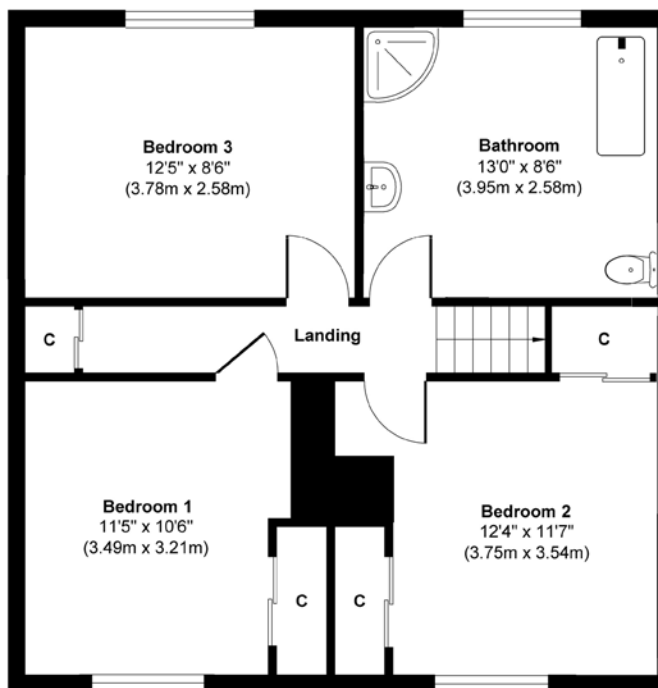
Council Tax

The Council Tax banding for this property is **Band F**

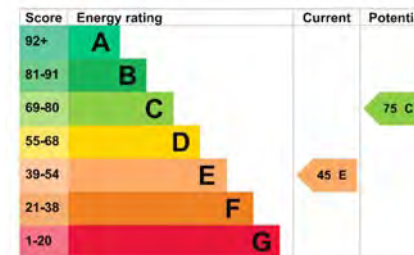
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Ground Floor
Approximate Floor Area
788 sq. ft
(73.26 sq. m)



First Floor
Approximate Floor Area
600 sq. ft
(55.76 sq. m)



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Andrew Grant

T. 01905 734734 E. hello@andrewgrant.com

andrewgrant.com