



**Lavender Cottage Main Street, Withybrook, CV7 9LW**

**£500,000**

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**\*\*\* EXCELLENT PLOT AND RURAL LOCATION \*\*\*** RH Homes and property are delighted to offer to market this traditional cottage which makes a spacious village home and outbuildings, with a fabulous plot (and recently expired planning consent) situated in the sought after village setting of Withybrook, close to the borders of Leicestershire & Warwickshire. The cottage has been attractively maintained by its current owners to offer a wealth of character features. It comprises a Lounge with feature fireplace, Sitting Room, Kitchen, Extended Family Room, Shower Room, Three Double Bedrooms and Family Bathroom., The property has gas central heating, and UPVC double glazing, and is set on an extensive plot with several outbuildings and surrounding lawns and garden areas.

Council Tax - C

#### Lounge

25'11 x 12'11 (7.90m x 3.94m)

Double glazed window to the front and two to the rear elevation and a timber door to the front. There is a focal point reclaimed brick fireplace and oak beam housing. A useful understairs cupboard and wooden staircase off to the first floor. Character wooden flooring,

#### Kitchen

12'10 x 17'0 (3.91m x 5.18m)

Offering a good range of wall and base units and a eye catching central island, all with oak work surfaces over, tiled splashbacks, an inset one and a half ceramic sink and drainer, four ring electric hob with a hood over, and built in fan assisted electric oven. A superb feature gas fired Aga stove set in a brick surround. This light filled kitchen has two sky light windows, and a double glazed window and wooden stable door to the rear aspect.

#### Sitting Room

12'10 x 8'11 (3.91m x 2.72m)

Double glazed window and timber door the the front elevation. Continuation ceramic tiled flooring, and a feature focal point fireplace.

The three really good sized Reception Rooms offers great flexibility and this cosy space could be utilized as an occasional guest space or downstairs Bedroom, although is ideally used currently as a Home Office with large desk space.

#### Family Room / Sun Lounge

21'9 x 12'1 (6.63m x 3.68m)

Two thirds height UPVC double glazed windows set on a brick base to the side and front elevations, and twin UPVC double glazed French doors to the side into the Courtyard and gardens. Ceramic tiled flooring, and traditional style column radiator.

#### Downstairs Shower Room

Having a three piece suite comprising a wash hand basin, low level w.c., and a shower in a shower cubicle. Double glazed window to the rear elevation.

#### Landing

With access off to:







#### Master Bedroom

12'9 x 10'8 overall (3.89m x 3.25m overall)

Double glazed windows to the front and side elevations. Having a range of fitted wardrobes and drawers set along one wall, radiator.

#### Bedroom Two

12'11 x 8'8 (3.94m x 2.64m)

With radiator and double glazed window to the front aspect.

#### Bedroom Three

9'7 x 8'10 (2.92m x 2.69m)

Radiator and double glazed window to the rear elevation.



#### Family Bathroom

11'3 x 9'0 plus cabinets (3.43m x 2.74m plus cabinets)

Having a five piece white suite comprising a thermostatic shower in a cubicle with glass screen, bath, traditional style high flush WC, bidet, and wash hand basin. With a heated towel rail, tiled floor and part tiled surround. Really useful range of full height wooden store and display cabinets and drawers. Double glazed skylight window and UPVC double glazed window to the rear elevation.

#### Outside

The Cottage is set nicely back from the road, with a gravelled frontage offering ample off road parking. There is a shrubbery border set behind a brick bed. There is then a brick, wooden and tiled canopied porch set over the front door into the Cottage.



The rear gardens are an attractive feature, with a good size Potting Shed and yard adjacent to the rear of the Cottage, this leads onto a mainly lawned garden, which is enclosed and not overlooked to the rear. There are attractive shrub borders to the side, and a timber shed to the rear.

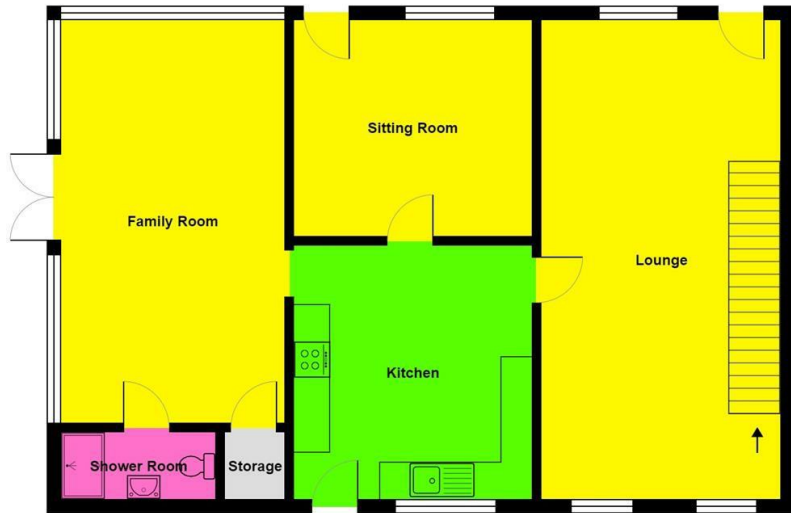


#### Lettings and Management

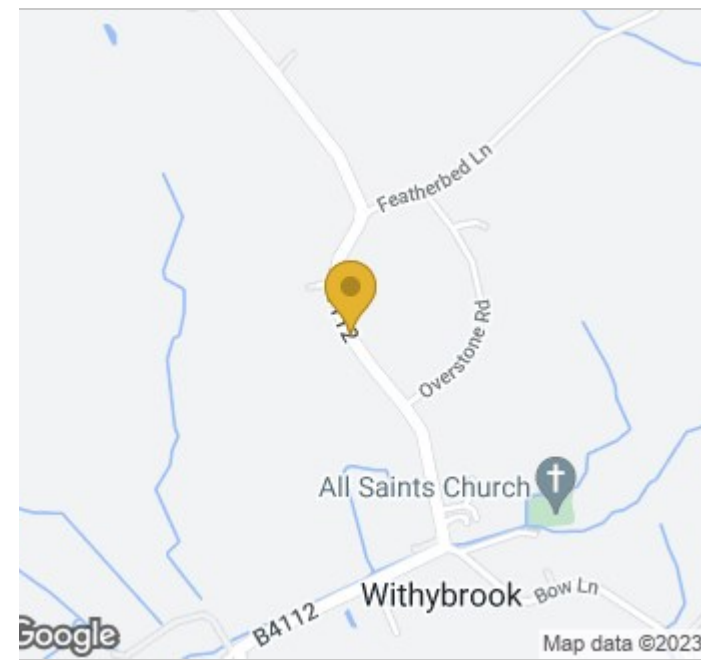
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Lavender Cottage, Cottage, Main Street, Withybrook, CV7 9LW  
 Total Area: 142.9 m<sup>2</sup> ... 1538 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



## Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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	

108 Castle Street, Hinckley, Leicestershire, LE10 1DD  
 Tel: 01455 633244 Email: rharris@rhhomesandproperty.com  
 www.altosoftware.co.uk

