



**The Stables Caldecote Hall Drive, Nuneaton, CV10 0TW**  
**£299,000**

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\*\*\* NO CHAIN \*\*\* This 1880's, originally built and converted square of Stable Cottages has a semi circular gated access which is impressively overlooked by a clocktower and leading through to the four-sided and enclosed courtyard. The Barn has been converted into an attractive and stylish bungalow, entering into a good sized Living/Reception Room with exposed beam & high ceiling (Previous owner had permission - which has now lapsed - to add a mezzanine floor for additional and stylish space incorporating two mezzanine bedrooms both with ensuite.), Kitchen with oak door units, Inner Lobby, Master Bedroom with Ensuite, Two Further Bedrooms (One arranged as a Home Office), and Bathroom. The freehold property has an (approx 10 meter garden, seamlessly bordering onto more than 30 acres of private gardens and walks to the Lakes and bordering River Anker. There is an allocated parking space in the Courtyard, and a Detached Garage.

The current service charges are £123.71 ppm (£1484.54 per annum)

Caldecote is situated within the grounds of Caldecote Hall, which is a conservation area where there is a restriction of no pets.

#### Property and Location...

A FREEHOLD BARN/STABLE CONVERSION LOCATED IN A SMALL COURTYARD OF SIMILAR PROPERTIES, ALONGSIDE CALDECOTE HALL, AND IN A SMALL HAMLET, WHILST STILL CLOSE TO SHOPS & FACILITIES, ROAD AND RAIL NETWORKS - In a prime & bespoke setting with use of more than 30 acres of private gardens and walks to the Lakes and bordering River Anker.

RH Homes And Property are delighted to offer this three bedroom barn conversion bungalow located in a gated development and gardens alongside Caldecote Hall & Church. Briefly comprises: A good sized Living/Reception Room with exposed beam & high ceiling (Previous owner had permission - which has now lapsed - to add a mezzanine floor for additional and stylish space incorporating two mezzanine bedrooms both with ensuite.), Kitchen with oak door units, Inner Lobby, Master Bedroom with Ensuite, Two Further Bedrooms (One arranged as a Home Office), Further Bathroom, The Barn has its own freehold garden area merging seamlessly with the surrounding thirty plus acre site. There is an allocated parking space in the Courtyard, and a Detached Garage. NO CHAIN.

#### Living / Reception Room

18'3 x 18'0 (5.56m x 5.49m)

A stylish main room of the building, offering high ceilings with an exposed beam, and natural light through two double glazed windows to the front a further one to the rear, and twin double glazed french doors overlooking and leading out to the rear garden and looking beyond into the thirty plus acre gardens. Engineered wood flooring, two contemporary but traditional ilk school style radiators and one further radiator.

The previous owner had (now lapsed) planning consent to add Skylight windows and a further Mezzanine Floor to add further stylish accommodation to the property. (With an open mezzanine and then two bedrooms, both with ensuite)

#### Kitchen

11'10 x 7'10 (3.61m x 2.39m)

With a double glazed window overlooking the gardens, a good range of oak door wall and base level units with a wine rack, and working surfaces over with inset one and a half stainless steel sink and drainer. Built in Bosch electric oven & four ring gas hob with a stainless steel style hood above, Central Heating boiler set in a matching eye level cupboard, and radiator.







#### Inner Lobby

Double glazed window to the front overlooking the Courtyard, door to the master bedroom and to the bathroom. Engineered wood flooring.

#### Master Bedroom

12'3 x 11'8 (3.73m x 3.56m)

Two double glazed windows to the front aspect overlooking the Courtyard, two contemporary but traditional ilk school style radiators, loft access hatch, and door to the Ensuite.

#### Ensuite

7'11 x 5'9 (2.41m x 1.75m)

Having a three piece white suite comprising a low level WC, wash hand basin, and a shower in a walk in shower cubicle with chrome style shower, Half wood panelled walls with tiling and splashbacks to water areas. extractor fan, traditional style heated towel rail, tiled floor. Double glazed window to the rear.



#### Guest Bedroom

11'10 x 9'9 (3.61m x 2.97m)

Two double glazed windows to the front aspect overlooking the Courtyard, and radiator.

#### Home Office / Bedroom Three

9'8 x 5'9 (2.95m x 1.75m)

Double glazed window to the rear elevation overlooking the gardens, and radiator.

#### Bathroom

8'5 x 5'3 (2.57m x 1.60m)

Also having a three piece white suite comprising a low level WC, wash hand basin, and a bath with overhead rainfall style shower and shower screen over, with tiling and splashbacks. Extractor fan, and heated towel rail.



#### Exterior

Caldecote Hall & surrounding properties are accessed via a private road and remote controlled gates, these allow access to the Hall grounds which are over thirty acres.

There is use of the acres of managed grounds and facilities. With large areas of lawned gardens with established shrubs, flowers and mature trees, including a copse, access to the River Anker which borders to the to the West of the gardens, there is also a picturesque pond opposite the Entrance to the Stables, and a larger Lake by the wooded area and River.

This Barn has its own area of FREEHOLD patio and garden area which seamlessly merges with the surrounding grounds (The garden shows as being approx 12 meters in length).

At the front of the Barn is the allocated parking area, and there is a detached single garage, located just prior to the Stable Courtyard as entering via the Halls access Road. (There was an approved planning application - now lapsed - to extend the Garage to the front and rear, and to add a pitched roof)

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The Stables, Caldecote Hall Drive, Caldecote, CV10 0TW

All measurements are approximate and for display purposes only



Leaving Hinckley along the A5 towards Nuneaton and Tamworth, take a left turning onto the A444, and then right a short way along signposted Caldecote, there is a tucked away access to Caldecote Hall and the surrounding properties on the right hand side. Follow the roadway along until reaching the Access Gates. (There is a parking area on the left which may be easier to use and then stroll down the short, tree lined roadway to the Courtyard. For SATNAV/GPS users the post code is CV10 0TW.

## 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>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(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	

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