

SUPERIOR HOMES

ROYSTON & LUND



Orchard House Appleby

Austrey | CV9 3ER

Offers In The Region Of £825,000

OFFERS IN THE REGION OF £825,000 ***SIX BEDROOMS + 1 IN APARTMENT ABOVE GARAGE (Investment Opportunity)***

Royston & Lund are pleased to present this well-presented, deceptive family home which boasts amazing views, spacious accommodation including 6 bedrooms and a very generous rear garden. Amenities nearby include easy access to a nearby village which includes a pub, there is also easy access to commuting links to Nottingham, Leicester and Birmingham via the M42 and A42.

Upon entering the property through the porch you are greeted by a welcoming entrance hall which provides access to the rooms on the ground and first floor which include a utility room with fitted units and a ground floor WC. The kitchen includes a range of units and integrated appliances, adjacent to the kitchen there is a dining area which includes a bay window overlooking the rear garden. The lounge includes a fireplace with a log burner as well as dual aspect windows. The conservatory is a lovely addition to the property with French doors providing access to the garden. There are a further two versatile, reception rooms which could be used as a play room/gym/craft room or a snug.

To the first floor there are SIX DOUBLE bedrooms. The bedrooms are complemented by 3 family bathrooms, one of which includes a four-piece white suite. The landing also provides access to the converted loft space.

Outside, there is a well-maintained rear garden and a block-paved driveway providing off-street parking for 9 vehicles. The garage includes an office and a separate one bedroom apartment above which includes an open plan living/kitchen space, a bedroom and a bathroom with a four piece white suite which is ideal for an investment. The garage also has the benefit of a home office. The garage is the perfect additional space for storage of vehicles.





- Offers In the Region of £825,000
- Family Home
- Rural Location
- Six Bedrooms + A 7th Above Garage
- Four Reception Rooms + A Kitchen
- Ground Floor WC - Family Bathroom - Shower Room
- Generous Plot With Garden & Driveway
- 4700 Sq Feet (Approx)
- EPC Rating E - Freehold
- Council Tax Band F









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Austrey is a village and civil parish in the North Warwickshire District of Warwickshire, England.[2] and the village lies at the northern extremity of the County. With a population of over 1,500 inhabitants, Austrey lies in a peaceful, pretty and central location at the far northeastern extremity of North Warwickshire and is also uniquely close to three County Boundaries of Leicestershire, Staffordshire and Derbyshire



Atherstone is a market town and civil parish in the North Warwickshire district of Warwickshire, England. Located in the far north of the county, Atherstone is on the A5 national route, and is adjacent to the border with Leicestershire which is here formed by the River Anker.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Potential	Current	Potential	Current

EPC

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The Property Ombudsman



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