



## Pipe Lane, Orton-On-The-Hill, Atherstone

Price Guide £595,000

- Stunning Period Cottage
- Two Reception Rooms
- South Facing Low Maintenance Garden
- Council Tax Band F
- Completely Renovated To A High Standard Throughout
- Kitchen + Utility + Downstairs WC
- Freehold
- Three Bedrooms + Three En-suites
- Double Garage With Bar + Mezzanine Storage Floor
- EPC Rating C

# 7 Pipe Lane, Atherstone CV9 3NF

Nestled in the charming village of Orton-On-The-Hill, Atherstone, this stunning period cottage on Pipe Lane is a true gem waiting to be discovered. Boasting original wooden beams and an abundance of character, this immaculate property offers a perfect blend of traditional charm and modern comfort.

In brief the ground floor comprises an entrance hallway with downstairs WC, a lounge with a stunning inglenook fireplace, a generous kitchen with fully integrated appliances and separate utility room, an inner hallway and a dining room. From the inner hallway there are stairs that leads to the main bedroom and bedroom three and there is an en-suite bathroom to the main bedroom and an en-suite shower room to the third room. From the lounge there is a separate staircase that leads to the second bedroom that also has an en-suite shower room.

One of the highlights of this property is the double garage, complete with a unique bar area and a mezzanine storage floor, providing ample space for storage or even converting it into a workshop for your hobbies. Outside, the south-facing rear garden bathes the cottage in natural light, creating a peaceful oasis where you can unwind and enjoy the beauty of the outdoors. The garden is low maintenance with block paving, artificial turf and secure gated access to a parking bay and bin store.

If you have been dreaming of a quintessential English cottage with modern amenities, look no further. This property offers a rare opportunity to own a piece of history while enjoying the comforts of contemporary living. Don't miss out on the chance to make this enchanting cottage your new home.



Council Tax Band: F







Total area: approx. 219.7 sq. metres (2364.9 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.



## Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

## Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	