



Orchard Cottage, Barston Lane, Barston

Guide Price £1,250,000

Hawkins & Patterson
ESTATE AGENTS

 Solihull 0121 705 1515
Henley-in-Arden 01564 795 757
 sales@hawkinspatterson.com
www.hawkinspatterson.com
 110 High Street, Henley-in-Arden,
Warwickshire, B95 5BS

Orchard Cottage, Barston Lane.

Looking for a beautiful character Cottage, a self contained annex, a self contained work from home office/entertaining suit? Then this Cottage has it all. A home & an income? Or a home for a relative? Barston feels rural but is just a five-minute drive to the M42. The HS2 interchange station is being built in the north of the village. There are two very popular local public houses & the Parish Church. Local shops can be found in Knowle, Dorridge & Hampton-in-Arden. Barston was recently featured in the Daily Mail as one of the 'poshest place to live in England. The M42 (J5) is about 3 miles away giving access to the M40, Birmingham International Airport and Birmingham rail station. Hampton-in-Arden, about 2 miles away, has a railway station with a commuter service to Birmingham. There are primary schools at Knowle, Hampton-in-Arden and Balsall Common. Knowle 2 miles, Balsall Common 4 miles, Solihull 4 miles, Warwick 12 miles, Birmingham city centre 9 miles, M42 (J5) 3 miles, Birmingham International Airport 4 miles (distances approximate). Local schools are George Fentham Junior and Heart of England Secondary, serviced via a school bus. Also within catchment is Lady Katherine Leveson Junior School.

APPROACH

Double gates open into gravelled forecourt with Orchard to one side. Oak & tiled storm canopy over slate step with stable door into,

RECEPTION HALL

Oak flooring. Direct flight staircase.

GUESTS WC

WC & wash basin. Cloaks cupboard.

SITTING ROOM

Front window with shutters. Brick & Oak inglenook with wood burning stove. Square arch with Pine doors opens into,





"LIVING" KITCHEN

Slate flooring. Ample space for table & chairs. The kitchen has vaulted Oak beamed ceiling. Extensive range of units on high gloss laminate. Central island with granite worktop with breakfast bar. Inset sink with mixer tap with carved drainer. Space for a range style cooker within a brick & Oak surround. Wall mounted microwave & coffee machine. Integrated fridge/freezer & dishwasher. Pull out pantry. Windows to the front & side. Three section doors out to the terrace.

FAMILY ROOM

With travertine tiled floor. Side window & double French doors to the terrace.

UTILITY ROOM

Units along one wall. worktops with granite & up-stands. Inset sink & drainer with mixer tap. Space with plumbing for a washing machine & tumble drier.

LANDING

Skylight & Oak flooring.

BEDROOM ONE

Side window plus double French doors opening out to the balcony with glass balustrade. Vaulted ceiling with exposed beams & skylight.

BEDROOM TWO

Also with a vaulted ceiling with Oak beams. Feature exposed brick wall. door into,





EN-SUITE

Tiled floor. Corner enclosed shower. Wash basin & WC. Side window.

BEDROOM THREE

Two wardrobes. Door into,

EN-SUITE

Tiled floor. Full width glass sided shower
Wash basin & WC. Chrome towel rail & extractor.

BEDROOM FOUR

Window to the front.

BATHROOM

Free standing claw foot bath with ornate mixer tap & hand held shower. WC & wash basin. Combination radiator & towel rail. Victorian cast iron Fire surround.

ANNEX - ORCHARD LODGE

Prior to the conversion this was a three car garage and could be converted back if required.

SITTING ROOM

Entrance door. Double French doors overlooking the garden.

BEDROOM

Double French door out to the garden.

KITCHEN/DINER

Walnut laminate flooring. Kitchen units with sink & drainer. Inset halogen hob with oven below. Plumbing for a washing machine

WET ROOM

Fully tiled with corner shower. dual flush WC & extractor.





THE LODGE- ORCHARD SPA

High quality & substantial timber building with composite deck surround. & covered veranda on the side.

SITTING ROOM

Painted wooden flooring throughout. Vaulted double height roof. Ladder up to a loft room (children's bedroom?) with a window.

SAUNA / WC

and walk in shower.

TREATMENT / HOBBIES ROOM

Full height vaulted ceiling. Windows on two elevations. Wash basin & store cupboards.

SIDE ORCHARD

At the front of the Cottage to one side with mature fruit trees.

GARDEN

A wonderful, mature, sunny & private garden with fields beyond the rear boundary. Immediately to the rear of the Cottage is an impressed slate effect concrete patio edged with decorative walling. A delightful sheltered spot to eat & entertain. The garden is mainly lawn interspersed with mature fruit trees & well stock borders. River & waterfall feature to one side.

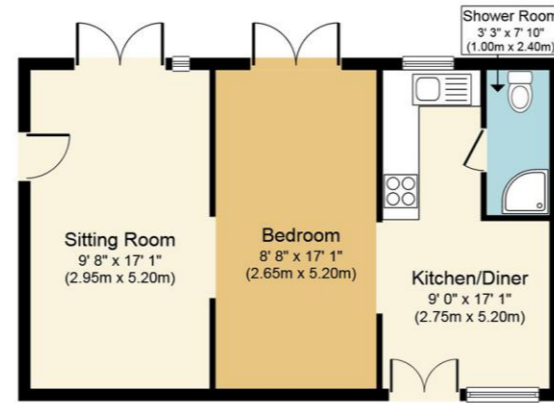
INFORMATION

EPC Band- E (main house) Band-D Lodge.

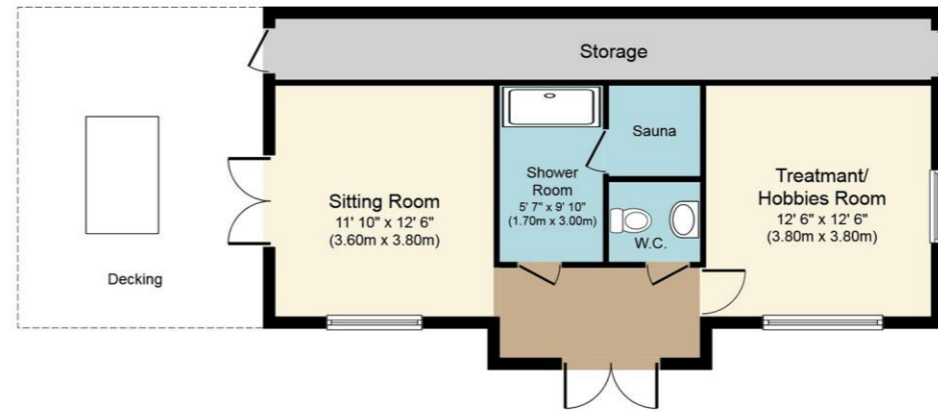
Council Tax Band- E.

DIRECTIONS [what3words](#) app. [safely.enjoyable.piano](#)

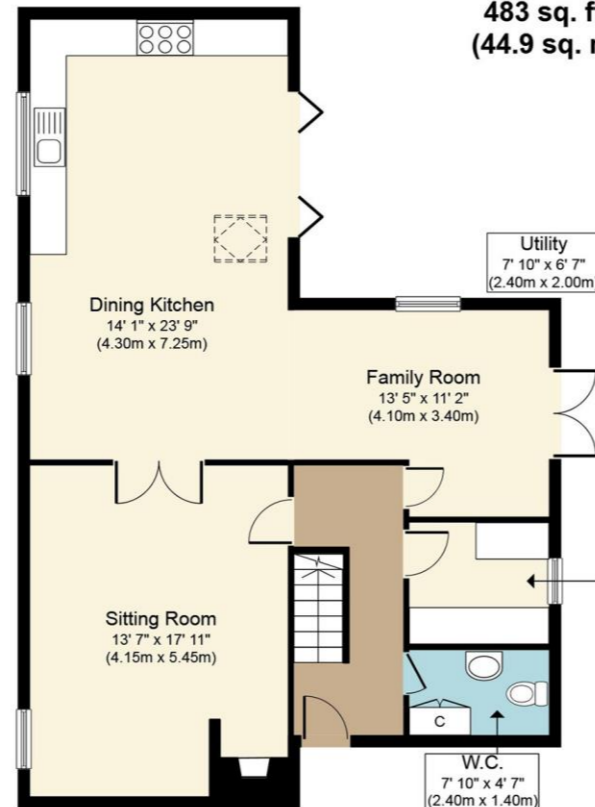




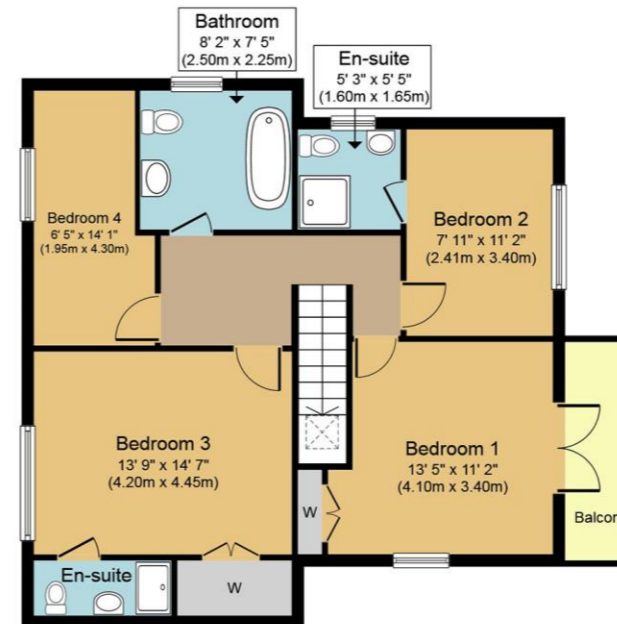
Orchard Lodge
Approximate Floor Area
483 sq. ft.
(44.9 sq. m.)



Lodge
Approximate Floor Area
766 sq. ft.
(71.2 sq. m.)



Ground Floor
Approximate Floor Area
910 sq. ft.
(84.5 sq. m.)



First Floor
Approximate Floor Area
720 sq. ft.
(66.9 sq. m.)

Approx. Gross Internal Floor Area 2,879 sq. ft. (267.4 sq. m.)

Whilst 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 for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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