



# Ellis Brooke



## Star Cottage Main Street

Wiley, Rugby, CV23 0SH

**Guide price £625,000**





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## Location

Willey is a truly rural village which is surrounded by attractive Warwickshire countryside and is located on the Warwickshire/Leicestershire borders. The village has a vibrant community and the village hall and pond provide a venue for many social events such as quizzes and dinners, there is an annual village Christmas meal and street fayre. Within the village is a beautiful Church.

Willey offers excellent access to all major local road networks being situated just West of the A5 which in turns gives access to the M1, M6 and M69. Rugby rail station is also located nearby providing a high-speed service to London Euston in under 55 minutes. Easy access to the amenities in the nearby Towns of Lutterworth, Rugby, Hinckley and the city of Coventry.

## Entrance Hall

Accessed under a covered storm porch and through a composite front door. With Oak flooring throughout, a useful storage cupboard which provides storage space for coats and household appliances. Further storage is found under the stairs. From the entrance hall there are openings which give access through to.

## Living Room

15'1" x 12'3" (4.62m x 3.75m)

A light and airy room owing to the two windows found to the front elevation and further double opening doors to the side elevation which give access to the garden. The living room benefits from a feature fireplace with multi fuel burning stove. The Oak flooring found in the entrance hall continues throughout the room.

## Dining Room

12'4" x 11'10" (3.76m x 3.62m)

With an opening giving access from the entrance hall. The dining room benefits from a feature fireplace with log burning stove sat within. The room further benefits from a beautifully tiled floor and exposed beams throughout. To the side elevation of the dining room room is an opening to the kitchen and to the rear elevation is an opening to the snug.

## Kitchen

12'4" x 12'1" (3.77m x 3.7m)

The kitchen comprises of a range of base level units with a granite worktop over. The kitchen benefits from a continuation of the tiled floor found in the dining room and further exposed beams. Within the kitchen there is a Rangemaster Professional Deluxe 5 ring induction hob and 2 ovens along with a fitted dishwasher. From the kitchen there is an opening to the snug and the utility room.

## Snug

8'9" x 16'2" (2.68m x 4.94m)

With tiled flooring throughout and Velux window in the ceiling. Two windows to the side elevation and a further window to the front elevation.

## Utility Room

12'4" 6'5" (3.78m 1.97m)

With a continuation of the tiled floor found in the kitchen. Dual aspect windows to both the front and side elevation and further to this a stable style door which gives access to the garden. Within the utility room, there is a range of base level units with a worktop over and a built in American Style fridge/freezer and pull out larder.

## W/C

4'5" x 6'2" (1.36m x 1.89m)

There is a low-level flush WC and wash hand basin with vanity unit under. To the rear elevation there is a frosted window.

## 1st Floor Landing

With a window to the front elevation providing natural light to the area. Access to the loft via loft hatch, and in addition the landing gives access to all first floor accommodation via latch and brace doors.

## Bedroom 1

12'4" x 13'5" (3.76m x 4.09m)

A good size double bedroom that benefits from a vaulted ceiling and beautiful exposed beams. With dual aspect windows to both side elevations. A latch and brace door gives access to the ensuite.

### Ensuite

12'4" x 6'7" (3.78m x 2.01m)

A stylish ensuite with exposed beams and vaulted ceiling, that has a suite that comprises of a low level flush WC, wash hand basin with vanity unit under and further fitted storage, and shower cubicle with rainfall style attachment. To the front elevation there is a frosted window. The room has electric under floor heating.

### Bedroom 2

15'3" x 10'2" (4.65m x 3.1m)

A spacious double bedroom that is flooded with natural light owing to the two windows to the front elevation and further window to the side elevation giving a view of the garden. The bedroom further benefits from a range of fitted wardrobes that provide ample space for clothes storage.

### Bedroom 3

12'6" x 11'8" (3.83m x 3.57m)

A double bedroom with exposed beams and vaulted ceiling that is used by the current owners as a dressing room. This room benefits from a range of fitted wardrobes and draws.

### Bathroom

8'7" x 5'7" (2.64m x 1.72m)

With a suite that comprises of a low-level flush WC, wash hand basin, panelled bath with mixer shower over and separate shower cubicle. The walls are part tiled, there is a wall-mounted heated towel rail and frosted window to the rear elevation.

### Garden

To the side of the home is a wonderful west facing garden that benefits from sun all afternoon and evening and stunning sunsets. There is a generously sized paved patio which provides ample space for alfresco dining. The patio has a walled boundary and steps that lead to the remainder of the garden, which in the main has been laid to lawn. Within the garden there is a useful storage shed and greenhouse. The patio continues around the rear elevation of the home where the owners have created a covered wood store. This connects to a further garden area to the alternate side elevation which catches the morning sun. The further garden area in the main has been laid to lawn and benefits from a raised flower bed with sleeper style timbers.

### Front Garden and Parking

To the front elevation of the property is a block paved driveway which provides off-road parking for several vehicles. The driveway provides access to the properties double detached garage. From the driveway there is a step up to a paved pathway which gives access to the front door and pedestrian gate to the rear garden.

### Double Detached Garage

16'4" x 21'0" (4.99m x 6.41m)

With two manual up and over doors to the front elevation and further storage available above in a boarded attic.

### Solar Panels

The property benefits from 16 owned solar panels.





Road Map



Hybrid Map



Terrain Map



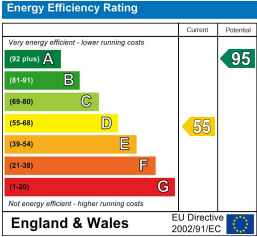
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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