



**The Old Bakery, Watery Lane,
Ullenhall, Warwickshire, B95 5PD**

Guide Price £1,150,000

Built in the late 1700s and as the name suggests, once being the local bakery to the village, this spectacular detached residence occupies a prominent position in the heart of Ullenhall. It is the first time the property has come to the open market in over 30 years and during that time, it has been an excellent family home, perfect for raising children and more recently, grandchildren. Throughout, the property combines both modern and traditional features, and to the ground floor, the accommodation comprises; reception hall, study, hobby/play room, family room, living room, breakfast kitchen, conservatory, utility room, and downstairs WC. On the first floor, there are five bedrooms, including a main bedroom with en-suite shower room, and 4-piece suite family bathroom. It further benefits from a good-sized private rear garden with lovely views over the surrounding trees and glorious countryside beyond, double garage with multi-purpose room above offering a variety of uses, and ample driveway parking to the front. The whole space totals an impressive 3,015 sq. ft., while the plot itself comes to some 0.21 acres. Although dating back to the Georgian era, the property is not listed and therefore, benefits from scope to easily add, alter or change (STPP).

Ullenhall is an idyllic village that boasts a thriving pub ("The Winged Spur"), active village hall, fine parish church, tennis club, and adjoining recreational fields. It lies within easy access of the A435, which, in turn, provides fast links to the M5, M40 and M42 motorways. In addition, the village is located approximately 2 miles West of the popular and picturesque former market town of Henley-in-Arden, with its wide range of shopping and recreational facilities, and further amenities to include; dentist, medical centre, primary and secondary schools, and railway station ("Henley-in-Arden"), which offers regular trains to Birmingham City Centre and Stratford-upon-Avon.



Situated on Watery Lane in the heart of Ullenhall, The Old Bakery stands back from the road behind a block paved driveway providing off road parking for several vehicles and access to the double garage. Wrought iron railings and paved footbridge leads over the Brook to a delightful lawned foregarden with mature borders housing a range of plants, shrubs and bushes. Two pedestrian gates give side access to either side of the property. A composite front door with feature stained glass inset, opens into:-

Entrance Hall

23'5" x 7'3" max / 5'4" min (7.16m x 2.23m max / 1.65m min)

With staircase rising to the first floor, two radiators and door opening into:-

Cloakroom

5'3" x 2'5" (1.62m x 0.74m)

With high level W.C, pedestal wash hand basin, tiling to splash backs, extractor fan and obscure glazed window to the rear.

Living Room

15'0" max / 14'2" min x 14'2" into bay (4.58m max / 4.33m min x 4.32m into bay)

Feature UPVC double glazed Bay window to the front. Solid wood floor with under-floor heating. Feature fireplace with marble hearth and timber mantle over. Feature coving.

Study

14'0" into bay x 10'11" (4.28m into bay x 3.33m)

Feature UPVC double glazed Bay window to the front, radiator, feature fireplace with inset electric fire and timber mantle over, feature coving and glazed door opening into:-

Hobby/Play Room

11'11" x 6'11" (3.65m x 2.11m)

With UPVC double glazed window to the front and radiator.

Breakfast Kitchen

16'6" x 10'5" (5.03m x 3.20m)

A range of wall, base and drawer units with Quartz worktops over. Built in oil-fired, 3-door 'Aga' and additional

freestanding electric oven. Inset 1 1/4 stainless steel sink unit with chrome mixer tap over. Integrated dishwasher. Space for an 'American Style' fridge freezer. Kardean flooring. UPVC double glazed window to the side and UPVC double glazed door giving access to the side of the property. An opening leads through to:-

Conservatory

13'9" x 10'0" (4.21m x 3.06m)

Kardean flooring continues from the kitchen. UPVC double glazed windows and french doors to the rear garden. Power and lighting.

From the entrance hall, a door opens into:-

Utility Room

9'10" x 8'10" max / 4'9" min (3.02m x 2.71m max / 1.46m min)

A range of wall and base units with roll top work surfaces over, inset sink unit with chrome mixer tap over, tiling to splash backs, space and plumbing for an automatic washing machine and tumble dryer, radiator, UPVC double glazed window and door to the rear garden.

From the hall, glazed doors open into:-

Family Room

21'7" x 17'2" (6.60m x 5.25m)

This impressive light and spacious family room features ceramic tiled floor with under-floor heating. UPVC double glazed Bi-Fold doors opening out to the rear garden. Feature UPVC double glazed Velux roof lights. UPVC double glazed picture window to the side, built in wall display cabinet with glass shelving and doors. Door leading through to the garage and room above.

First Floor

A split levelled L-shaped landing with UPVC double glazed window to the front, radiator, feature coving and double glazed Velux roof light.





Bedroom One

15'5" x 13'5" (4.72m x 4.09m)

UPVC double glazed window to the rear with lovely views over the garden and countryside beyond, 5-door fitted wardrobe with hanging rails, shelving and storage cupboards over, radiator, 2-door fitted wardrobe with shelving and storage cupboards over. Door opening into:-

En-Suite

7'1" x 6'10" (2.17m x 2.09m)

Shower unit with mains fed 'Drench Head' shower and additional hand held attachment over, low level W.C, pedestal wash hand basin with chrome mixer tap over, tiling to walls. UPVC double glazed obscure window to the front, radiator, shaving point, fitted shelving and ladder style heated towel rail.

Bedroom Two

15'1" max x 12'0" (4.60m max x 3.68m)

With UPVC double glazed window to the front, radiator, feature coving, wall-to-wall mirrored sliding door wardrobes with hanging rail and housing the hot water tank, and vanity unit with inset wash hand basin with chrome mixer tap over and tiling to splash backs. Hatch giving access to the loft.

Bedroom Three

11'0" x 12'0" (3.37m x 3.68m)

With UPVC double glazed window to the front, two fitted wardrobes with hanging rails and shelving, feature coving and radiator.

Bedroom Four

13'6" x 9'2" (4.14m x 2.81m)

With UPVC double glazed window to the rear with lovely views over the garden and countryside beyond, two fitted wardrobes with matching central dressing table and storage cupboards over, radiator, feature coving and hatch giving access to the loft.



Family Bathroom

10'9" x 7'0" (3.28m x 2.14m)

This good sized family bathroom briefly comprises;- Quadrant shower cubicle with mains fed 'Drench Head' shower. Freestanding roll top bath with floor mounted chrome mixer tap and 'telephone style' shower attachment over. 'Old England' pedestal wash hand basin, low level W.C. UPVC double glazed obscure window to the side, chrome ladder style heated towel rail and tiling to walls.

Bedroom Five

8'7" x 8'7" to wardrobe fronts (2.64m x 2.63m to wardrobe fronts)

UPVC double glazed window overlooking the rear garden, radiator, fitted mirrored sliding door wardrobe with hanging rail and shelving.

Rear Garden

A beautifully presented, private rear garden bound by mature hedging, featuring a wrap around paved patio, lawned garden with mature borders housing a range of plants, shrubs, bushes and trees. There are two timber sheds and a third brick built shed. Outdoor power and cold water tap. To this side is a 5-bar timber gate giving access to the front of the property.

Boiler Cupboard

Located at the side of the property, the boiler cupboard houses the floor mounted oil fired boiler, under-floor heating controls, utility meters, power and lighting.

Double Garage

19'3" x 19'2" (5.88m x 5.85m)

With electric up and over garage doors. UPVC double glazed window to the rear, power and lighting.

Garage Room

19'3" x 10'6" (5.87m x 3.21m)

Located above the garage and accessed off the dining room, a door opens into a small lobby area with door to the garage and staircase rising to the first floor. This multi-purpose room features two double glazed roof lights overlooking the rear garden and UPVC double glazed window to the side, radiator, storage cupboards into the eaves (1.82m head height to eaves).

Additional Information

Services:

Mains electricity, water and drainage are connected to the property. The heating is via an oil fired central heating boiler.

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps. For more information visit: <https://checker.ofcom.org.uk/>

Council Tax:

Stratford-on-Avon District Council - G

Tenure

The property is Freehold. Vacant possession will be given upon completion of the sale.

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

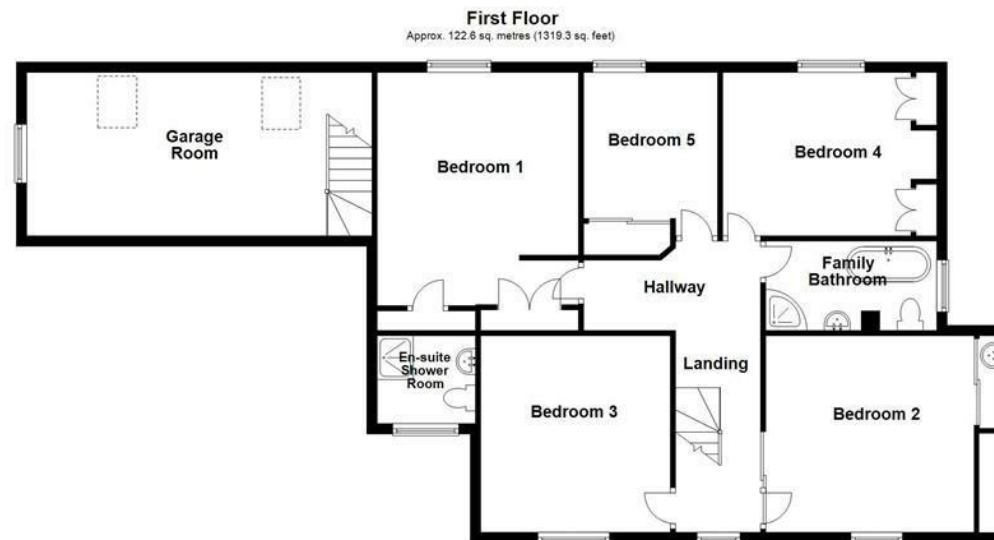
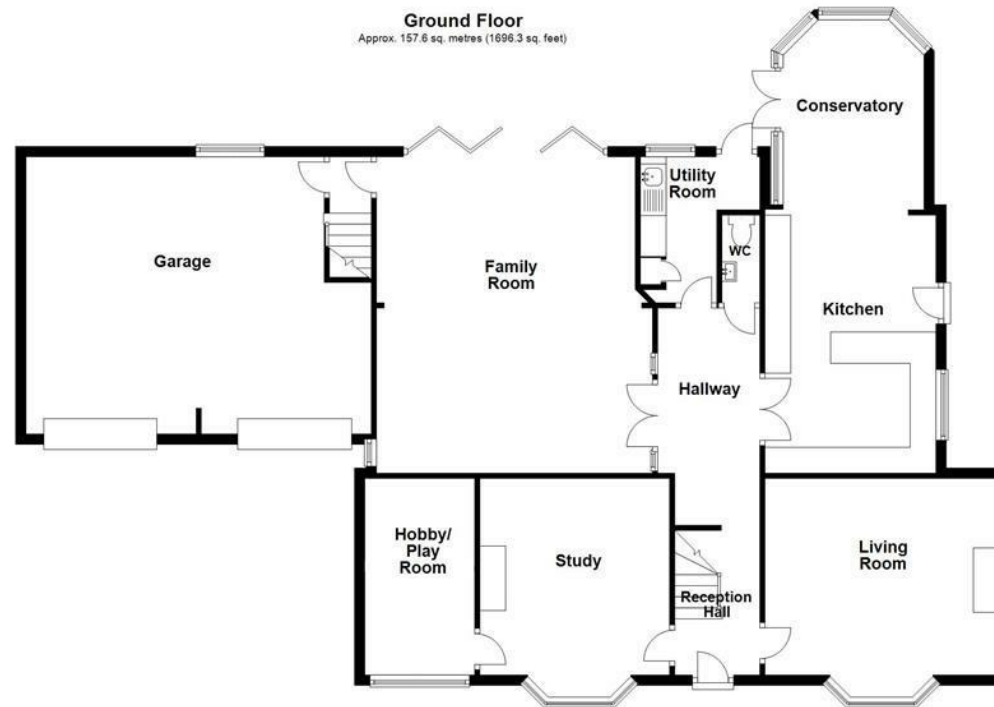
Viewing:

Strictly by prior appointment with John Earle (01564 794343).

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Total area: approx. 280.2 sq. metres (3015.6 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part of any contract.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	34	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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