



**EARLES**  
TRUSTED SINCE 1935



**1 Perry Mill Cottages, Perry Mill Lane,  
Ullenhall, Warwickshire, B95 5RN**

**Offers In The Region Of £590,000**

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: [info@earlesgroup.co.uk](mailto:info@earlesgroup.co.uk) - Telephone: 01564 794 343



*Situated in the most delightful location of Ullenhall, within an idyllic position amongst the Warwickshire Countryside and a moments stroll to the village centre. This exceptionally well presented end of terrace Victorian cottage briefly comprises; three bedrooms, two bathrooms (including en-suite shower room to the main bedroom), two reception rooms, modern fitted kitchen, utility room, downstairs WC, and rear porch/boot room. The property further benefits from a good-sized rear garden with separate brick-built office, detached garage, large storage shed/workshop, and off-road parking at the rear.*

*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.*





Built in 1885, this charming Victorian cottage occupies a delightful position in the village of Ullenhall, being set back from the road behind a lawned foregarden with ornamental water pump and outdoor electricity points. To the side, a timber gate gives pedestrian access to the rear of the property and a gravel pathway leads to a solid wood front door, which opens into:

### Entrance Hall

With wooden flooring. Archway through to:

### Living Room

With UPVC double glazed window to the front, door leading to the kitchen, staircase rising to the first floor, door to understairs storage cupboard, feature arched brick fireplace with inset log burner stove and stoned hearth, electric radiator, and wooden flooring. Door into:

### Dining Room

With UPVC double glazed French doors leading to the rear garden, electric radiator, and wooden flooring. Door into:

### Kitchen

With UPVC double glazed windows to the side and rear, door leading to the rear porch/boot room, fitted kitchen with a range of wall, drawer and base units with granite style work surfaces over with matching upstands, inset 1.25 bowl stainless steel sink unit with mixer tap over, large range-style duel fuel cooker with two electric ovens and grill, plus 6-ring gas hob with chimney-style extractor hood over, integrated dishwasher, central heating radiator (from LPG system), and stone flooring. Door into:

### Utility Room

With UPVC double glazed window to the front, space and plumbing for an automatic washing machine, space for a tumble dryer, central heating radiator (from LPG system), and stone flooring. Door into:

### Downstairs WC

With hatch giving access to the loft void, obscure UPVC double glazed window to the front, low level WC, wall mounted wash hand basin with mixer tap over, extractor fan,

central heating radiator (from LPG system), and stone flooring.

### Rear Porch/Boot Room

Of oak framed construction; with oak casement double glazed windows to the side and rear, oak door leading to the rear garden, and stone flooring.

### First Floor Landing

With Velux-style window. Door into:

### Bedroom One Suite

#### • Dressing Area

With hatch giving access to the roof void (with drop-down ladder), a range of built-in storage cupboards with fitted shelving, together with further cupboard housing the wall mounted "Valiant" LPG combination boiler. Opening through to:

#### • En-Suite Shower Room

With 3-piece suite comprising; shower cubicle with bi-folding glazed door and electric "Mira" shower over, low level WC with concealed cistern, vanity unit with inset wash hand basin and mixer tap over, extractor fan, and tiling to splashback areas. Archway through to:

#### • Bedroom

With shaped part-vaulted ceiling, UPVC double glazed window to the rear, a range of built-in wardrobes with drawers and fitted dressing unit, and central heating radiator (from LPG system).

### Bedroom Two

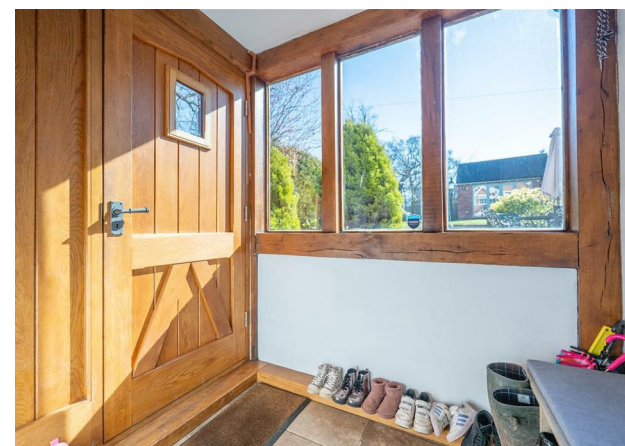
With UPVC double glazed window to the front, feature decorative cast iron fireplace, and central heating radiator (from LPG system).

### Bedroom Three

With UPVC double glazed window to the rear and central heating radiator (from LPG system).

### Bathroom

With obscure UPVC double glazed windows to the front and





side, 3-piece suite comprising; P-shaped bath with mains fed shower, chrome mixer tap with telephone-style additional hand held shower attachment and glazed screen over, low level WC, vanity unit with inset wash hand basin and mixer tap over, tiling to splashback areas, and chrome ladder-style heated towel rail (from LPG system). Door into:

#### **Airing Cupboard**

With fitted shelving.

#### **Rear Garden**

Mainly laid-to-lawn with paved patio area and stocked flower borders with a range of mature plants and shrubs. The garden is bound on either side by mature hedges. To the side, there is a timber gate giving pedestrian access to the front of the property. To the rear of the garden, there is an additional pedestrian gate that gives access to the detached garage and block paved parking area.

#### **Office**

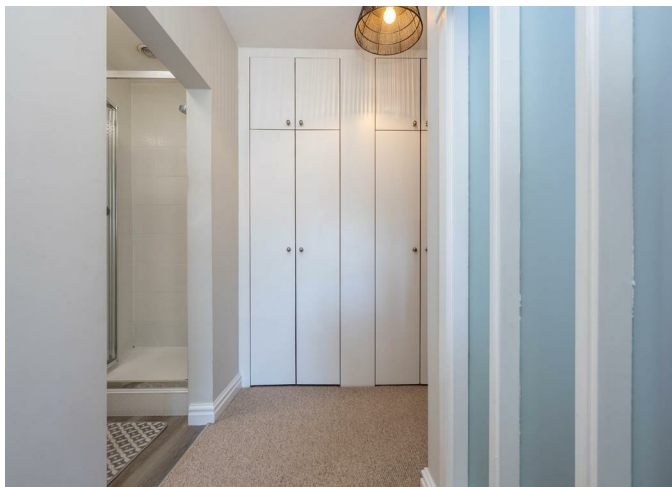
Located in the garden and being of cavity brick construction; with pitched tiled roof (vaulted ceiling), double glazed window to the side, double glazed French doors with matching side panels, lighting, power, TV point, and electric radiator. Current owner works from home with good internet connection.

#### **Detached Garage**

Of block construction; with pitched roof (providing storage), metal up and over door, lighting, and power.

#### **Parking**

There are two paved parking spaces to the side of the garage and a timber gate behind giving access to an additional area, where the storage shed/workshop is located and which provides scope to create more parking, if required.





### Storage Shed/Workshop

Located behind the parking spaces via a timber gate and set on a concrete base; with lighting, power, and cold water supply.

### Additional Information

Broadband and Mobile:

Superfast broadband speed is available in the area, with a predicted highest available download speed of 34 Mbps and a highest available upload speed of 6 Mbps. Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Likely' and the indoor availability being rated mostly 'Limited'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band E

Fixtures & Fittings:

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

Flood Risk:

This location is in 'Flood Zone 1' (Low Probability). For

more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Services:

Mains drainage, electricity and water are connected to the property. The heating is via LPG gas.

Tenure:

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

Viewing:

Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

Earles is a Trading Style of 'John Earle & Son LLP'

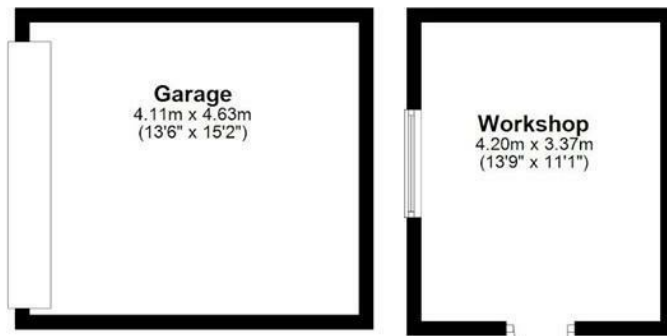
Registered in England. Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings. Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.



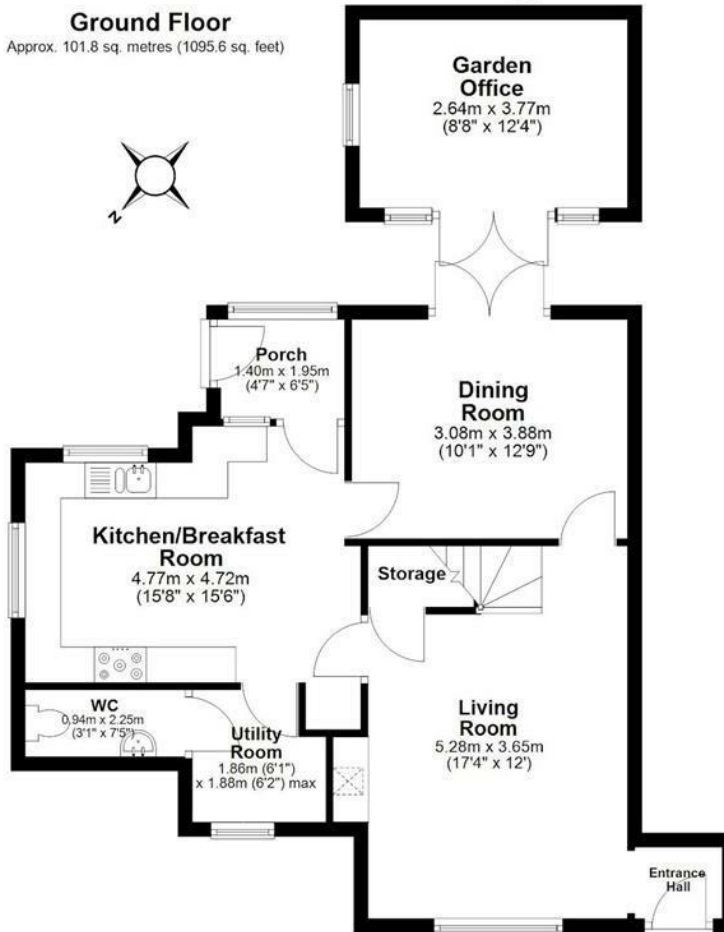




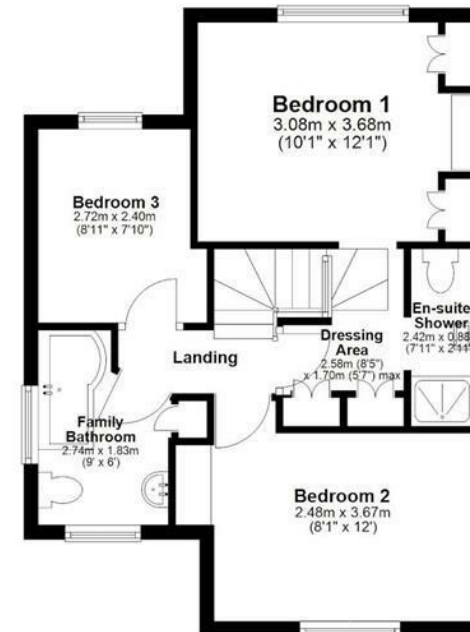




**Ground Floor**  
Approx. 101.8 sq. metres (1095.6 sq. feet)



**First Floor**  
Approx. 44.2 sq. metres (475.6 sq. feet)



Total area: approx. 146.0 sq. metres (1571.2 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		59
(39-54) E	33	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

