



177 Weston Lane, Bulkington, Bedworth, CV12 9RX

HOWKINS &
HARRISON



177 Weston Lane,
Bulkington,
Warwickshire, CV12 9RX

Guide Price : £825,000

An impressive award winning detached residence designed and built by the present owners using energy efficient construction. Air flow throughout the property works to capture heat from the ongoing air stream, unique features include vaulted ceilings, floor to ceiling window providing an abundance of natural light galleried landing and oak flooring. The property totalling over 2300 sqft boasts four excellent size bedrooms, the master bedroom having en-suite facilities and externally the property occupies a generous size plot. With a large driveway providing parking for several vehicles leading to an attached garage, established rear gardens, insulated garden outbuilding, an early internal viewing is strongly recommended.

Features

- Award winning, Eco design detached residence
- Impressive entrance hall with vaulted ceiling & galleried landing
- Spacious lounge with log burner
- Large kitchen/ breakfast/dining room
- Four excellent size bedrooms, main with en-suite
- Solid Oak internal doors & Heat recovery ventilation system
- Rainwater harvesting system & CCTV
- Large insulated outbuilding with water and power
- Extensive South facing rear gardens & open aspect to front elevation
- Quiet sought after location



Location

Bulkington is a large village located a few miles from Bedworth and has two schools, St James Church of England Junior School and Arden Forest Infant School. The village is served by four churches, St James' Parish Church, Our Lady of the Sacred Heart Catholic Church, Ryton Methodist Church and Bulkington Congregational Church. Nicholas Chamberlaine secondary school is 1.8 miles away. There is also a shopping centre and a variety of clubs and societies. Nearby, is Weston Hall, a 16th Century manor house which is set in seven acres of grounds and offers hotel accommodation and fine dining in a traditional setting. Bulkington is conveniently situated for access to major road networks, Bedworth Railway Station and the M6, making it ideal for the commuter.



Accommodation Details - Ground Floor

A covered entrance porch leads into an Impressive entrance hall having vaulted ceiling, winding staircase to the first floor with under stairs storage cupboard, oak flooring, windows to the front elevation and inset ceiling lighting. A door off to the left leads into the double garage and to the rear accessed via double doors is the generous, bright and spacious sitting room, having a full height floor to ceiling, double glazed window to the rear elevation, part vaulted ceiling with electrically operated skylight windows offering an abundance of natural light, open gallery to the first floor landing and French doors to the rear garden. There is oak wooden flooring and wood burner fitted with stone surround and mantle above. Also from the main entrance hall there is a cloakroom WC, and utility room with range of oak base units Belfast sink unit, plumbing for a washing machine and travertine tiled flooring. Finally to the rear is the delightful kitchen breakfast room with the kitchen area having a comprehensive range of oak eye-level and base units with granite preparation surfaces complementary uplift, stainless steel cooker with extractor hood above, integrated microwave, fridge freezer and dishwasher. A focal point is the matching chef island with cupboards and drawers below, part marble and part oak flooring, and double opening French doors to the rear elevation overlooking the gardens.









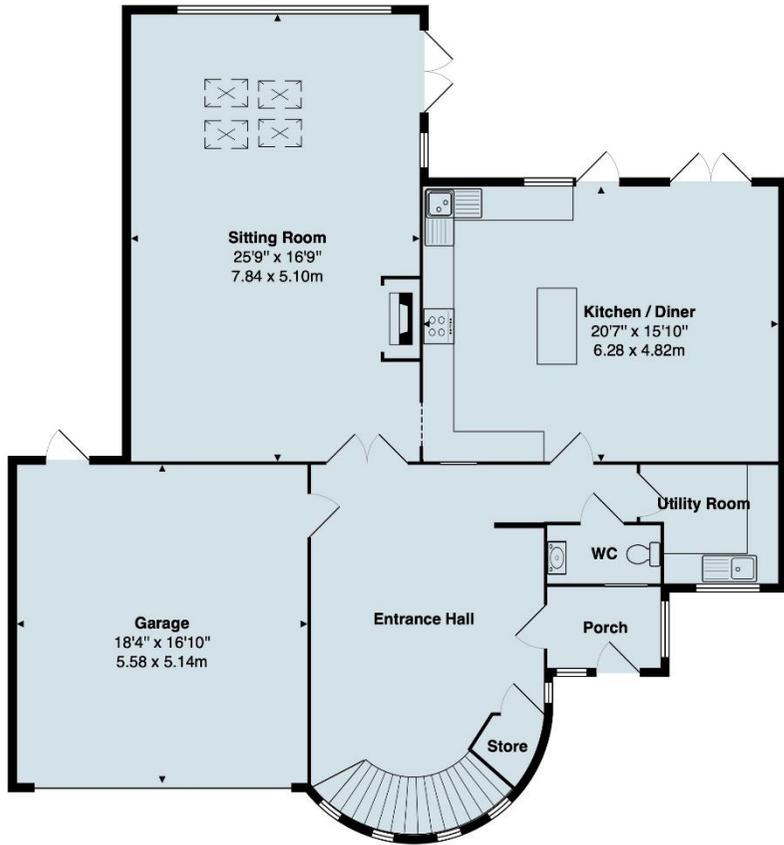
First Floor

From the main entrance hall is a particular feature of this property, its spiral staircase leading up to the first floor open galleried landing with storage cupboards and an area currently being used as a study. Doors lead off to all four double bedrooms, the main bedroom having windows to rear elevation, oak flooring, built in wardrobes and a Travertine en-suite with shower and bidet. There is also a Travertine family bathroom with bath, shower and bidet.

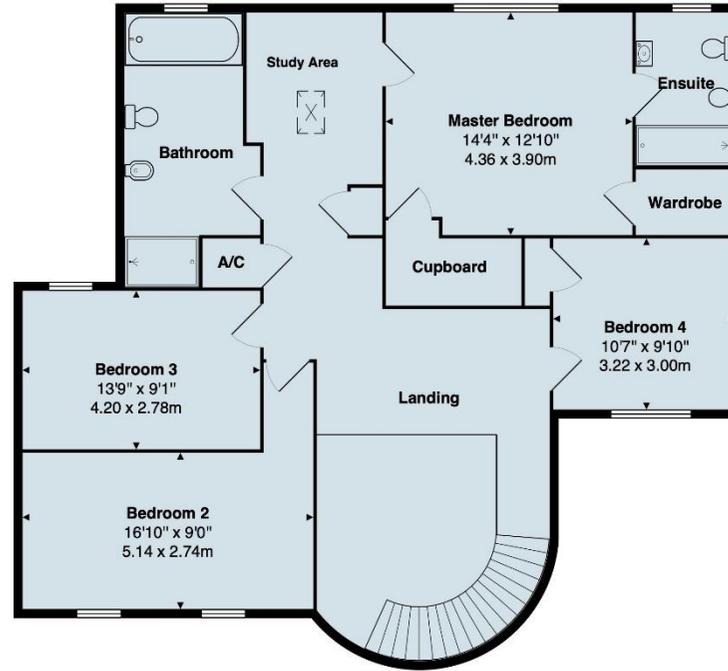


Outside

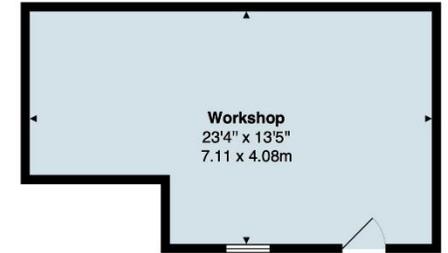
Externally to the front of the property there is a large block paved drive providing parking for several vehicles leading to a double garage. There are extensive rear gardens, paved patio with natural water harvesting system beneath, water feature, extensive lawns with mature borders and a variety of trees and shrubs, stone outbuilding, barbeque with power supply, further large insulated shed with power light and water supply. Rear access to the property is via a shared pathway along the rear of two neighbouring properties with locked gates and CCTV.



Ground Floor
Area: 1161 ft² ... 107.8 m²



1st Floor
Area: 1224 ft² ... 113.7 m²



Total Area: 2384 ft² ... 221.5 m² (excluding garage, workshop)
All measurements are approximate and for display purposes only

Additional Construction Information

Floors have 100mm Celotex concreted with oak boarding over. Upstairs is concrete block and beam with oak boarding (design to be a heat sink).

Walls are IC block 313 uvalue 0.18. With concrete infill which also acts as a heat sink.

Roof is a warm roof design with 100mm of insulation over the rafters and 100mm between rafters. This gives a u value better than .11

Whole house ventilation system with heat exchange (design of the house allows free air flow). This means no trickle vents in the windows.

New windows by Phoenix with 10 year guarantee

Rainwater harvesting under the patio supplies toilets and washing machine. Automatic Pump under kitchen sink. (Automatic fill from mains if it ever the tank becomes empty, (which is very rare)

Plaster board Firmacell (German design which will support 50kg off 1 screw)



Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

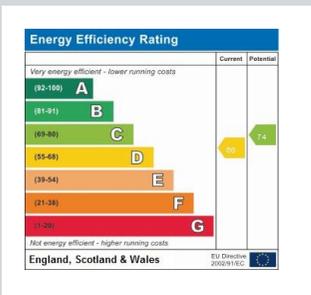
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Nuneaton & Bedworth Council - [Tel:024-76376376](tel:024-76376376)

Council Tax Band

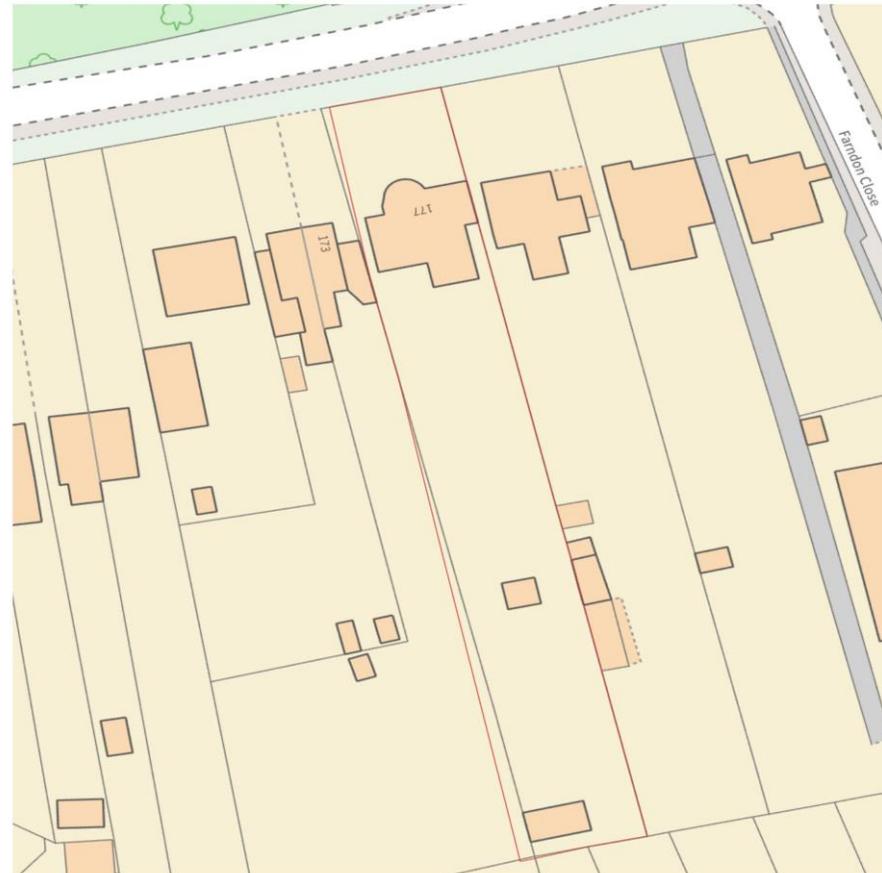
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**HOWKINS &
HARRISON**

177 Weston Lane

Land App



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