



Woodstock, 19 Cottage Lane, Whitacre Heath, Warwickshire, B46 2EJ

HOWKINS &
HARRISON

Woodstock, 19 Cottage Lane,
Whitacre Heath,
Warwickshire, B46 2EJ

Offers in excess of: £650,000

Located in a premier residential location, occupying an enviable 2.41 acre plot is this character semi-detached cottage with adjoining land, stable block, barns and garaging.

Offering potential for further improvement, having planning permission for a detached annexe. Woodstock currently offers just under 1300sqft of accommodation in brief comprising: entrance hall, sitting room, separate dining room, 15ft kitchen/breakfast room, utility room, inner hallway leading to a ground floor bathroom.

To the first floor there are four double bedrooms. Externally a driveway provides off road parking leading to a lawned rear garden.

There are also a range of outbuildings, a detached garage and adjoining paddock land ideal for the equestrian use.



Location

Situated within this sought after rural village, lying on the edge of an unspoilt rural landscape. The property benefits from a quiet spot that has total convenience in travel terms with Birmingham 15 miles, Coleshill 3 miles, the M42 (J9) 4 miles allowing direct access to the national motorway system. Birmingham airport can be reached within 15 minutes, the National Exhibition Centre is close at hand and mainline railway stations are to be found at Birmingham International, Nuneaton and Tamworth.

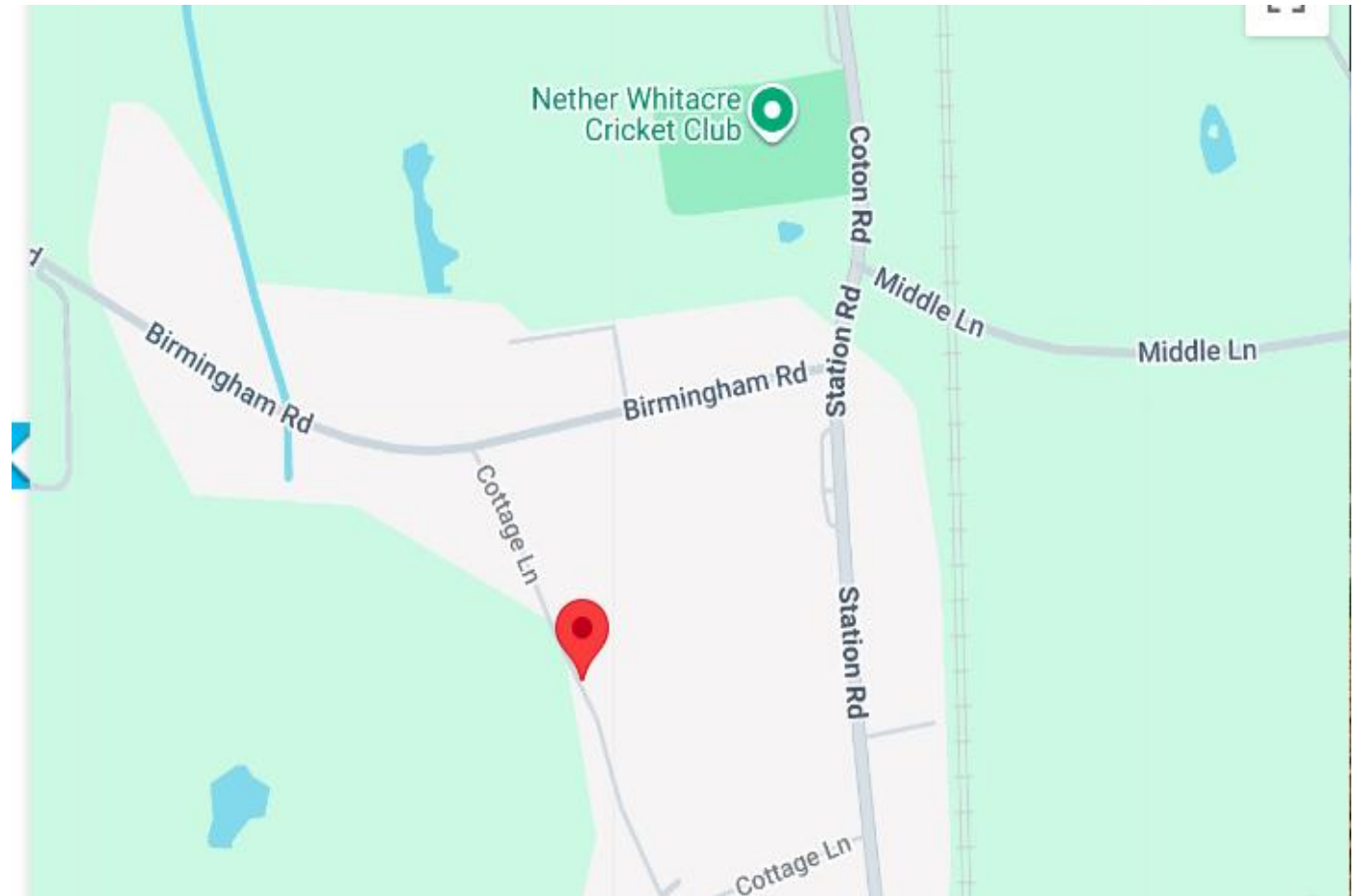
Sporting facilities are well catered for in the area with The Belfry at Sutton Coldfield, racing at Warwick, Stratford and Uttoxeter and a wealth of other sporting facilities close at hand.

Atherstone - 8.6 miles

Tamworth - 8.9 miles

Sutton Coldfield - 9.3 miles

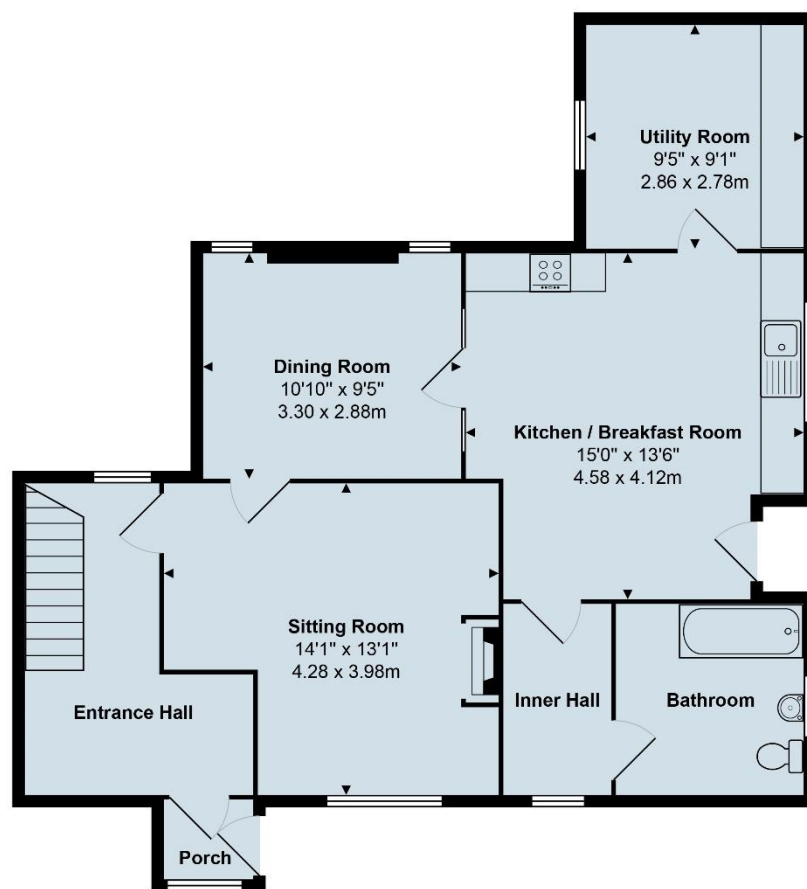
Nuneaton - 11.8 miles



Accommodation Details

The property opens into an entrance porch which has a further door leading into the entrance hall, with stairway to first floor and a door leading off to the sitting room which has a window to the front elevation with views over the fore garden, beamed ceiling and a feature fireplace. A door leads through to a separate dining room with windows to the rear elevation providing views over the generous rear garden. From here is access into the kitchen/breakfast room and a useful utility room providing access to the rear garden. Finally an inner hallway and door to a ground floor bathroom.

From the main entrance hall, a staircase rises to first floor landing which has doors leading off to four good sized bedrooms.



Ground Floor
Area: 760 ft² ... 70.6 m²



1st Floor
Area: 538 ft² ... 50.0 m²



Total Area: 1299 ft² ... 120.6 m²
All measurements are approximate and for display purposes only



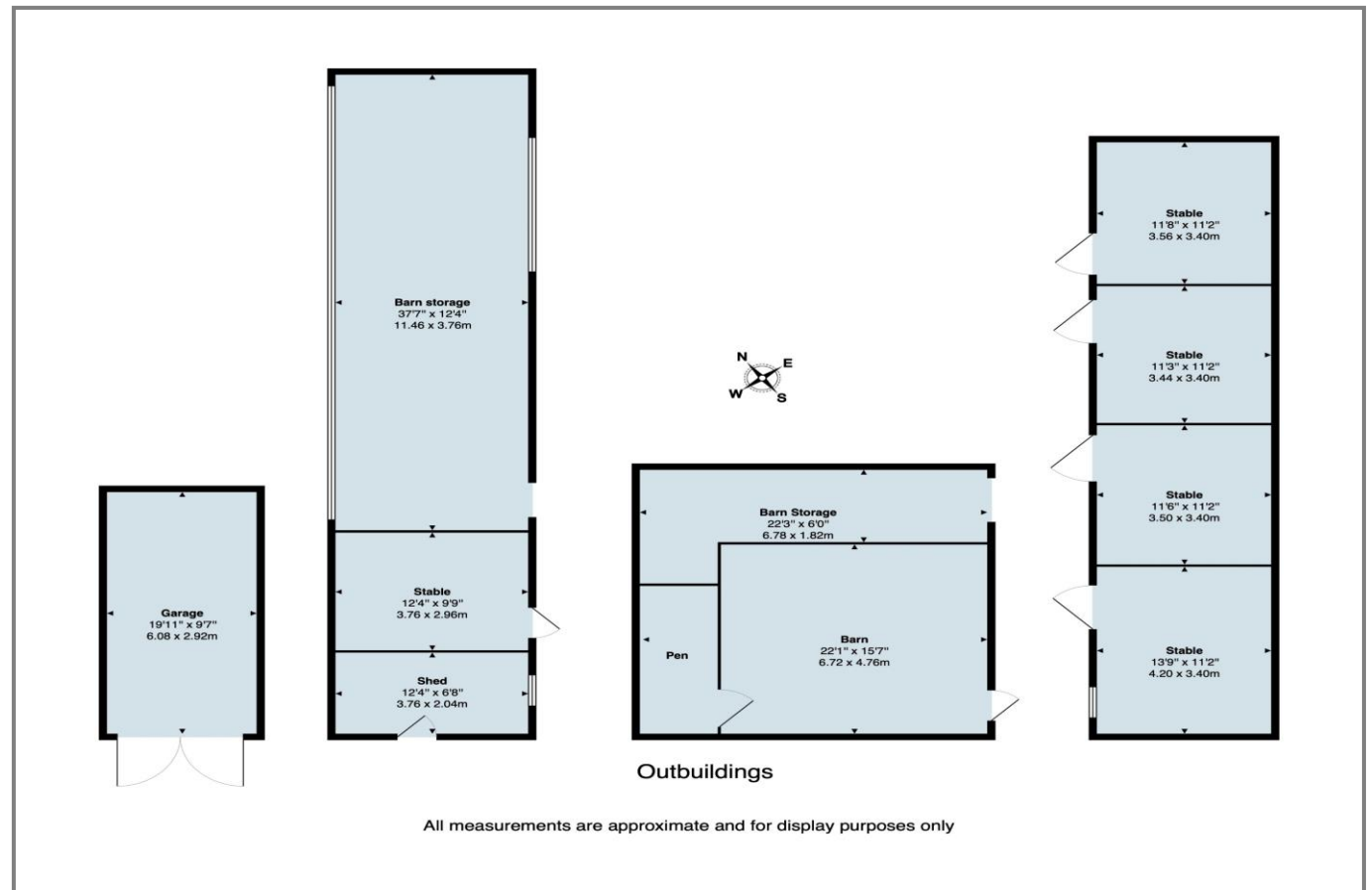
Outside

The property has various outbuildings which include a stable block, three separate buildings providing barn/storage/a livestock pen/further stabling and detached garaging. To the front of the property are established gardens, driveway providing parking for several vehicles leading to a large lawned garden and adjoining paddock and woodland. To the side of the property there is a further lawned garden and a garage with lean-to. On the opposite side of the property there is a further plot of land approached via a gated entrance. In total the whole amounts to 2.41 acres.

Planning Permission

Planning permission has been granted for the erection of a detached granny flat, ancillary to the main dwelling.

Contact North Warwickshire Borough Council -
Application Ref; PAP/2023/0488



Features

- Premier residential location
- Character semi-detached cottage
- Five stables, barns & detached garage
- Two reception rooms
- Four bedrooms
- Total plot extends to 2.41 acres
- Potential for improvement
- Ideal equestrian use
- Paddock land





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison Tel:01827-718021 Option 1

Fixtures and Fittings

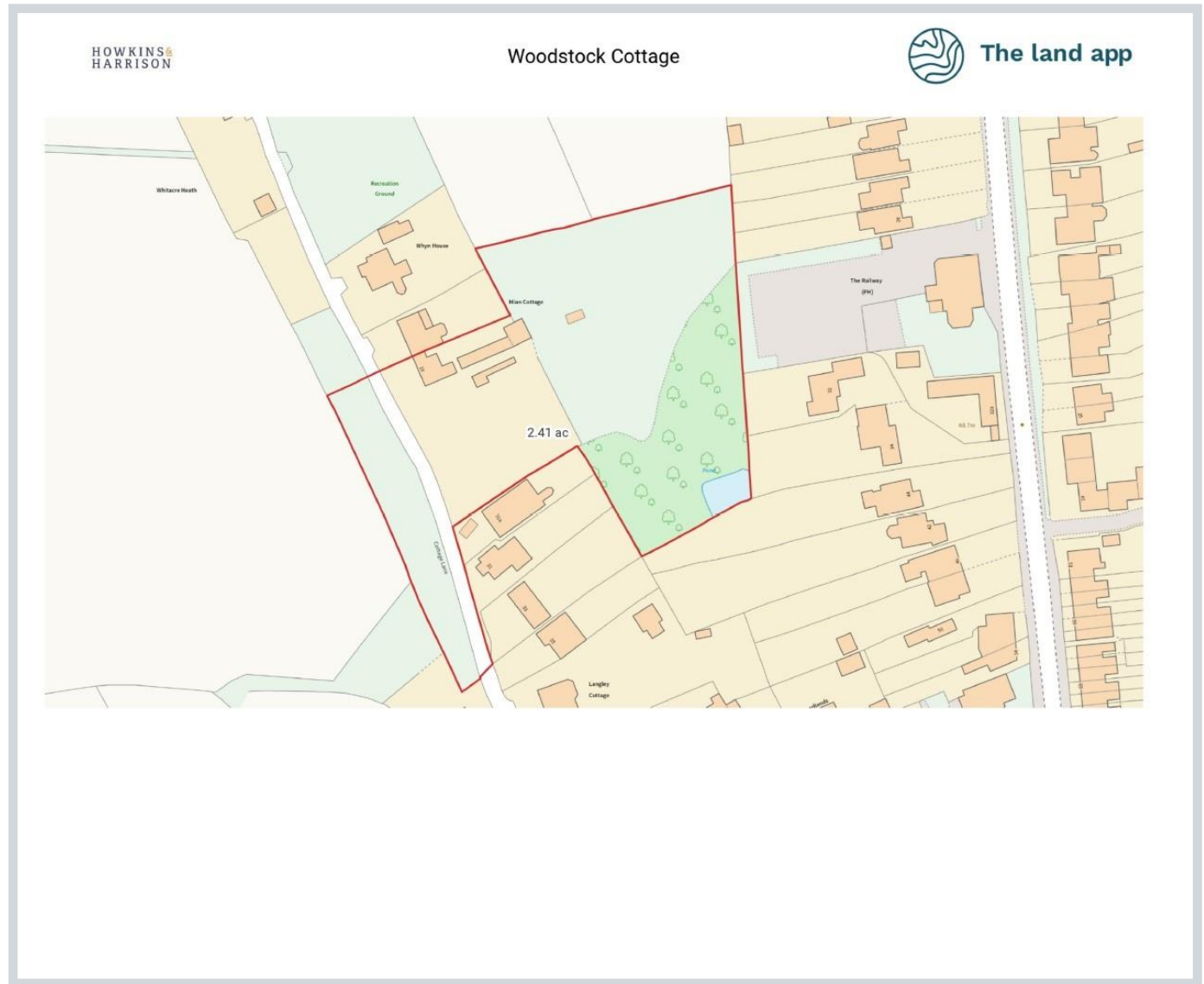
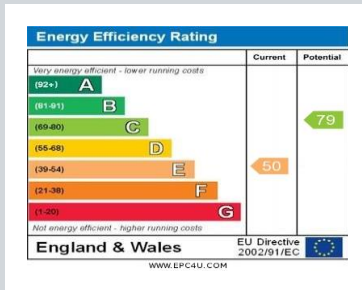
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that mains water, drainage gas and electricity are connected to the property. The property has gas central heating heating and broadband is connected to this property.

Local Authority

North Warwickshire Borough Council - 01827 715341
Council Tax Band – E.



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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