



7 Weston Hall Stables, Mill Lane, Bulkington, CV12 9RU

HOWKINS &
HARRISON

7 Weston Hall Stables, Mill Lane,
Bulkington,
Bedworth, CV12 9RU

Guide Price: £395,000

A rare opportunity to purchase a character three-bedroom home, originally built in 1881 as the stables and servants' quarters for Weston Hall and later awarded the Heritage Prize in 1995/6.

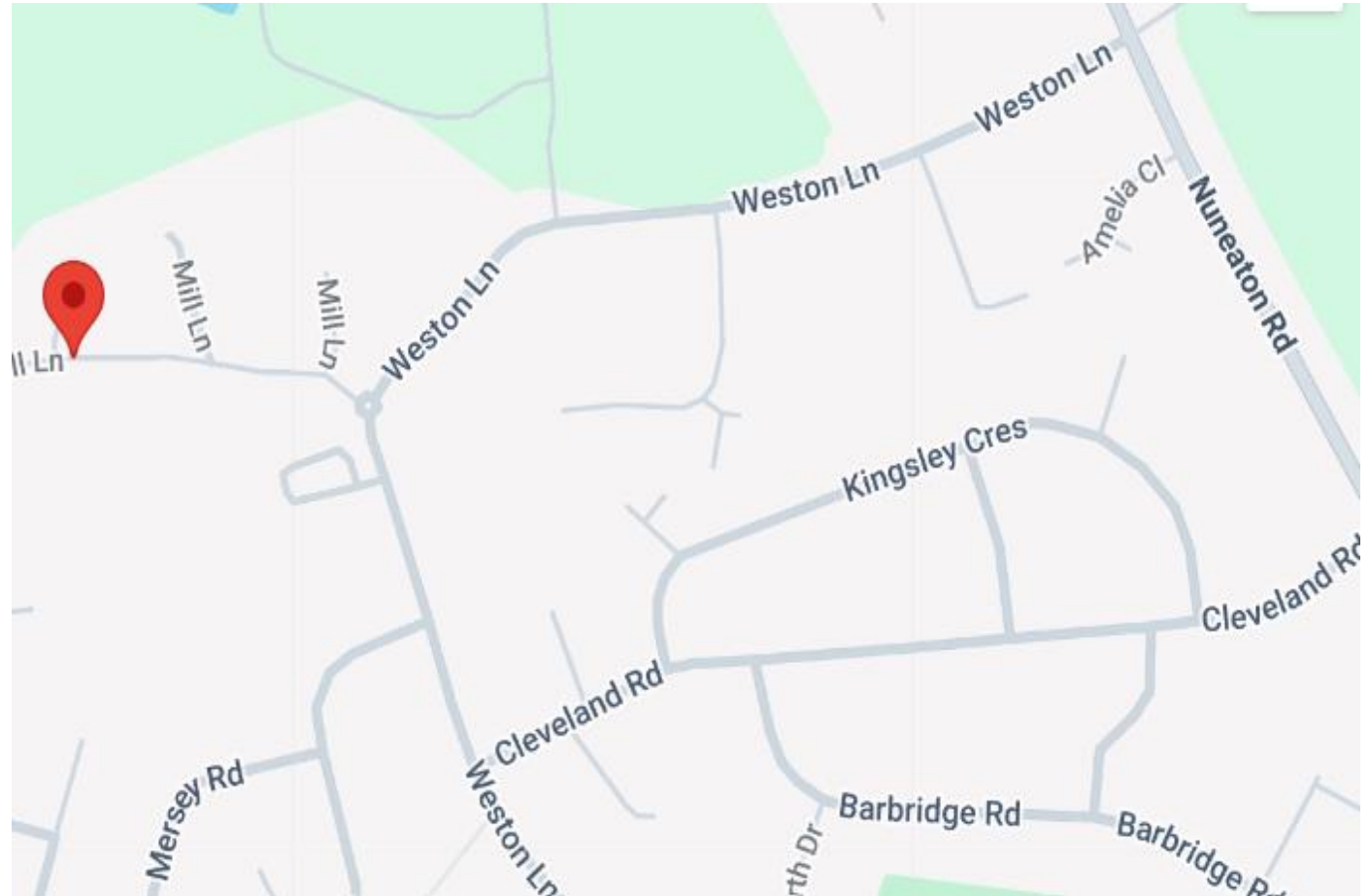
Set within a private courtyard development, approached through double gated access, the property enjoys private parking, a garden, and open countryside views to the rear. Offering over 1400sqft of exceptionally well-presented interior, featuring a newly fitted kitchen, lounge with French doors to outside, separate dining room and cloakroom/WC. To the first floor is a spacious galleried landing leading to three bedrooms and a luxury bathroom.

An early internal viewing is strongly recommended to fully appreciate the charm and quality this home has to offer.



Location

Bulkington is a large village located a few miles outside of Coventry. It benefits from several shops and ample facilities. The village has two schools, St James Church of England Junior School and Aden 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. Bulkington is conveniently located to give easy access to multiple road networks, including M6, M69/M1, A5 & A45, whilst maintaining its quiet village location.



Accommodation Details - Ground Floor

The property is entered via a welcoming spacious hallway with staircase to the first floor and doors leading to the principal rooms. The lounge features an attractive open brick fireplace with living flame coal-effect fire and French doors opening to the rear garden. A separate dining room enjoys views to the front elevation, while the newly fitted kitchen offers a quality range of units, ample preparation surfaces, built-in double oven and gas hob, along with a walk in store and lobby area which provides access to the rear garden and the cloakroom/WC.

First Floor

Upstairs, a spacious galleried landing gives access to three well-proportioned bedrooms and a family bathroom fitted with panelled bath, tiled shower cubicle with screen, pedestal wash hand basin and low flush WC. Bedroom one also has a large built in wardrobe.





Outside

Outside, the property forms part of a select courtyard development approached via double gated access, with private parking, a mainly lawned rear garden with further garden area beyond, summer house, and open fields to the rear providing delightful countryside views.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Features

- Award-winning 1881 Weston Hall stable conversion
- Private gated courtyard setting with parking
- Backs onto fields with countryside views
- Spacious lounge with French doors to the rear aspect
- Separate dining room and newly fitted kitchen
- Three bedrooms and luxury bathroom
- Detached studio, hobby room
- Delightful rear garden





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 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 the property benefits from main water, drainage, gas and electricity which are connected to the property.

Local Authority

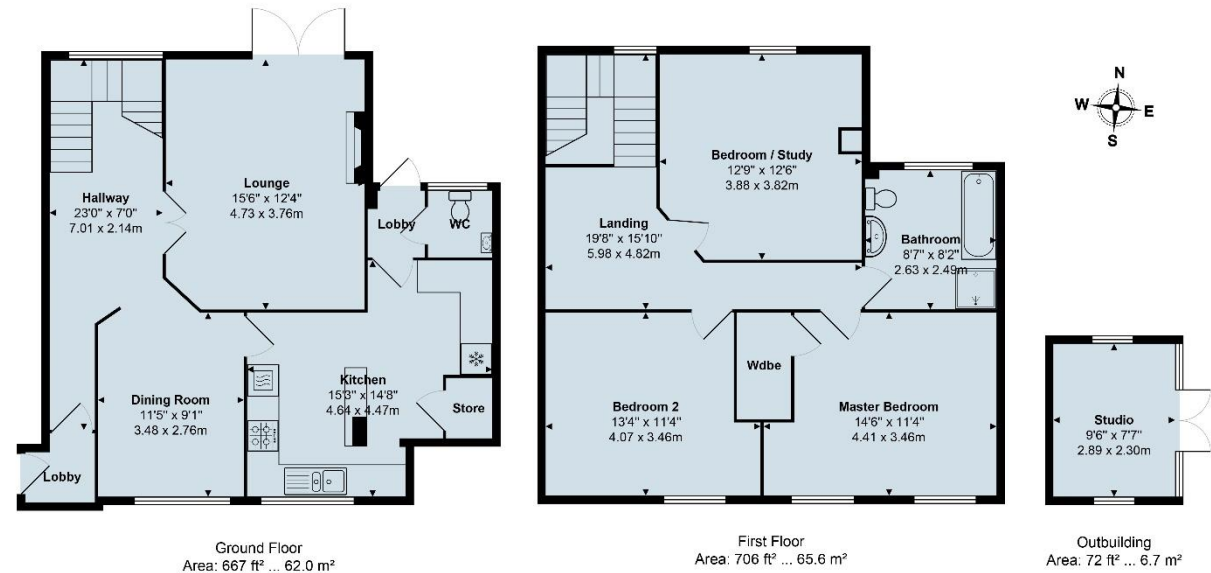
Nuneaton & Bedworth Council - Tel:024-76376376

Council Tax

Band - E

**HOWKINS &
HARRISON**

AWAITING EPC



Total Area: 1445 ft² ... 134.2 m²
All measurements are approximate and for display purposes only

Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



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