



Stable Cottage, Featherbed Lane, Withybrook, Warwickshire, CV7 9LY

HOWKINS &  
HARRISON



# Stable Cottage, Featherbed Lane, Withybrook, Warwickshire, CV7 9LY

Guide Price: £775,000

Stable Cottage is a fabulous five bedroom family property which has been much improved by the current owners. The property offers spacious and versatile family living accommodation over two floors and is situated on a quiet rural backwater of this popular Warwickshire village. The property is sold with an adjacent paddock and stable block in all approaching 4.2 acres or thereabouts.

## Features

- Five bedrooms
- Equestrian property
- Approaching 4.2 acres
- Rural location
- Stable block and attached tack room/store
- Kitchen/Breakfast room
- Exposed beams
- Brace and latch doors
- Wood burning stove
- Three reception rooms
- Study/home office
- Re-fitted bathrooms
- Double glazing





## Location

The village of Withybrook is situated in North Warwickshire close to the Leicestershire border, having its own church, village hall which offers many social activities and a public house. Rugby, Hinckley, Coventry and Nuneaton are easily accessible and offer extensive schools, shopping, and sporting facilities. Withybrook is conveniently situated for access to London with a frequent high speed rail service from both Coventry and Rugby to London Euston (just under 50 minutes from Rugby). Birmingham International Airport is approximately 25 miles away.

M6 - 5 miles – Junction 2  
M69 - 5 miles – Junction 1  
M1 - 7 miles - Junction 20  
Rugby – 8.5 miles  
Coventry – 9 miles



## Ground Floor

The property is entered from a side porch which opens into a welcoming entrance hall laid with solid oak flooring and has stairs rising to the first floor and doors leading to the ground floor accommodation, useful storage cupboard and the downstairs cloakroom. The sitting room has dual aspect windows and French doors leading out to the garden, which flood the room with natural light. The focal point of the room is an impressive stone fireplace with a large cast iron wood-burning stove and tiled hearth. Across the hallway, on the opposite side of the sitting room, is the study/home office, a light and airy space with solid wooden flooring, a range of power points and dual aspect windows to two sides. The kitchen/breakfast room is a fabulous sized room being well equipped with a range of bespoke built, solid oak base and eye level units incorporating numerous cupboards and drawers, along with ample worktop surfaces. There are two large windows to the front affording plenty of natural light, slate tiling to the floor and a lovely wooden feature ceiling beam, adding character to the room. Fitted appliances include a five ring Neff gas hob with extractor above, electric Neff double oven, integral fridge and freezer and an integral dishwasher. A door provides access to utility room which is fitted with a continuation of the oak kitchen units, with worktops over and space with plumbing for a washing machine and tumble dryer. A door provides access to the outside rear courtyard. From the kitchen/breakfast room an opening with wooden beam above leads through into the dining room, which has windows overlooking the front elevation and slate tiled flooring which benefits from electric under floor heating.











## First Floor

The spacious landing, with skylight to the rear, has attractive exposed ceiling timbers and a range of built-in wardrobes with mirrored sliding doors, which provide ample clothes hanging and storage space. Doors lead off to the five bedrooms and the bathrooms. Bedroom one is a generous size with a vaulted ceiling and exposed feature timber beams. A window to the front elevation provides views across the fields and open countryside beyond. From the landing an archway leads through to a corridor which provides access to bedroom two with ceiling into the eaves, exposed beams and views across the open fields. Bedroom two also benefits from its own en-suite shower room, which has been recently re-fitted with a large walk-in shower with glazed shower screen and rainfall shower head, wall mounted wash hand basin, wc and two heated towel ladders. There are exposed A frame roof timbers and attractive floor and wall tiling. Bedroom three and four both have exposed ceiling beams, with bedroom three having dual aspect windows to both side elevations. Bedroom five is an irregular shaped room with exposed ceiling beams and views to the front elevation overlooking the fields. The family bathroom, with attractive tiling the floor and walls and exposed ceiling beams, is fitted with a wash hand basin inset into vanity unit with useful cupboards under, chrome heated towel ladder, in-built towel shelving and a tiled panelled bath with mixer tap over. There is a further shower room with a fully tiled shower enclosure, low flush wc, wash hand basin set into a vanity unit with cupboards under, chrome heated towel ladder and velux window.

## Outside

The property is accessed off Featherbed Lane where there is off-road parking to the front, giving access to the double garage which has two sets of double opening doors and light and power connected. The garage also houses the oil-fired boiler and has plumbing for a washing machine and dog shower. There is a front garden and a path leading to the side entrance. To the rear of the property, there is a courtyard which is fully enclosed and is where the oil tank is located. The main garden is situated to the side of the property, mainly laid to lawn, well stocked with mature trees and shrubs and is extremely private. Opposite the main house are the paddocks which extend to 4.2 acres or thereabouts. The stable block offers four stables with a further tack room/feed store.









## Viewing

Strictly by prior appointment via the selling agents. Contact 01788 564666.

## Fixtures and Fittings

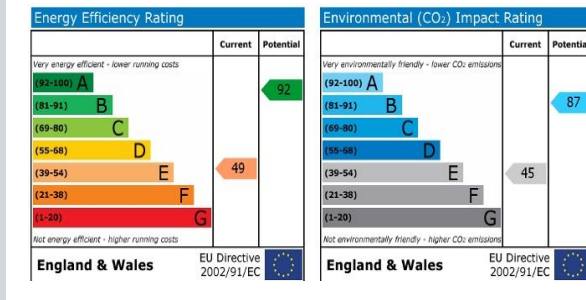
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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

Rugby Borough Council. Tel: 01788 533533.  
Council Tax Band – F.



## Howkins & Harrison

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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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