



Little Manor, 15 Main Street, Wolston, Coventry, CV8 3HH

HOWKINS &
HARRISON

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A beautifully presented, Grade II listed period property with slate roof. Situated in the heart of Wolston village, it is set back from Main Street and attached to the village Manor House. With four double bedrooms, outbuildings and garage. Off-road parking for five vehicles accessed from Derry Close. This unique property is a private and hidden gem where views of the wraparound garden can be seen from every window. The property offers spacious accommodation over two floors, with two reception rooms, three bathrooms, an open plan kitchen/dining room and sits on a generous plot equating to just under a third of an acre.

Features

- Period property
- Charm and character
- Four double bedrooms
- Spacious sitting room with bifold doors
- Open plan kitchen/dining room
- Separate utility room
- Oak panelled doors
- Plot equating to just under 1/3 of an acre
- Beautiful wraparound gardens with patio, decking and three allotment beds
- Outbuildings
- Popular village location



Location

The village of Wolston offers a range of local amenities to include shops, public houses, post office, doctor's surgery, sports centre, lots of village clubs, ideal for children, two churches including the beautiful St Margarets which dates back to Norman times and an excellent primary school (St Margarets Church of England primary school). Coventry City centre is 7.5 miles distant with the nearby towns of Rugby and Leamington being 6 miles and 9 miles respectively. Rugby rail station has a high-speed train service to London Euston in approximately 50 minutes and Birmingham International Airport is approximately 18 miles distant.



Ground Floor

Walking up to the property through the established garden from the picturesque entrance, you pass a charming wishing well. Arriving at the front door, enter the property via a spacious vestibule with lead lined windows, fitted shelves, tongue and groove panelled cloaks cupboard, exposed timbers and ceramic floor tiling which opens out to the delightful open plan kitchen/dining room, where stairs with cupboard below rise to the first floor. There are further exposed painted ceiling timbers and doors leading to the ground floor accommodation. The bespoke kitchen is fitted with handmade wooden units, decorated in Farrow & Ball Railings with handmade brass handles and fittings and includes a carousel unit, larder cupboard cutlery and pan drawers with complementary granite worksurface over. There is also underfloor heating and a fitted Rangemaster extractor fan with space for a large range oven or Aga. From the kitchen the utility room is accessed, which is fitted with further cabinets which complement the kitchen and provides space for additional appliances such as a fridge/freezer, washing machine, dishwasher and a tumble drier. There are two further doors, one of which leads to a cloakroom with wash hand basin and WC and one which leads to the rear garden. Outside the back door is a charming hand built stone wall, bordering a large raised wooden decking area, ideal for outdoor dining and entertaining. Glass and oak double doors from the kitchen provide access to the sitting room with oak flooring, French doors leading to the front aspect, exposed whitewashed ceiling timbers and an attractive stone fireplace with open fire, wooden mantle over and slate hearth. Adjacent to the sitting room is a spacious family room with fitted bookcases and underfloor heating. Further benefitting from dual aspect windows and bi-fold doors to the rear garden which flood the room with natural light. There is further oak wooden flooring and fitted shelving to one wall.





First Floor

The first floor landing has oak panelled doors leading to four double bedrooms and the family bathroom with under floor heating. A step leads up to spacious master bedroom benefits from dual aspect windows, affording plenty of natural light, and its own en-suite shower room which comprises of a corner shower enclosure with metro style tiling, a wall mounted wash hand basin, WC and a heated towel radiator, with polished white tiling to the floor. The remaining three double bedrooms are located to the rear aspect and enjoy views over the garden. Bedroom two benefits from a walk-in wardrobe with oak door and bedroom four, currently used as a music room, has a built-in cupboard with hanging space for clothes and whitewashed wooden flooring. The family bathroom is fitted with a modern white suite comprising of a panelled bath with glass shower screen and shower over, WC, chrome heated towel radiator and an Old London wash hand basin.

Outside

A wooden gate accessed from Main Street, in front of the old millstone monument, has a paved pathway, with established planted borders either side, leading to a brick-built wall with wrought iron gate which provides access to the front garden of the property. To the side of the gate is a brick-built outbuilding ideal for storage. The front garden is mainly laid to lawn with a paved pathway which meanders past planted borders and a well to the front door. An opening in the hedge provides access to the delightful, wraparound gardens which are of a generous size and partially enclosed by a beautiful brick-built garden wall which, together with established trees and mature planting, give the garden a distinct private feel. This mature garden is cleverly zoned into several areas, including a patio area and three raised allotment beds edged with wooden sleepers. There is a compost heap, space for a greenhouse and a huge wooden workshop on hard standing, located at the back of garden, ideal for development into self-contained accommodation. To the side of the property there is a raised decked area and hard standing in front of a brick-built garage with slate roof. A driveway to the property is accessed via Derry Close and provides parking for several vehicles in front of double wooden gates, which open to further hard standing providing additional parking if required.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison.
Contact [Tel:01788-564666](tel: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 – C.



Main Street, CV8

Approximate Area = 1913 sq ft / 177.7 sq m
Garage = 201 sq ft / 18.7 sq m
Outbuilding(s) = 540 sq ft / 50.2 sq m
Total = 2654 sq ft / 246.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Howkins & Harrison. REF: 1196721

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