



Hermitage, Main Road, Ansty, Coventry, CV7 9HZ

HOWKINS &  
HARRISON



Hermitage, Main Road,  
Ansty, Coventry,  
CV7 9HZ

Guide Price: £790,000

A unique opportunity to own an Edwardian property, set in the sought after village of Ansty. Hermitage is set in approximately 1.64 acres with landscaped gardens, paddock and a canal frontage. The property offers versatile accommodation and is set over four floors with period features, offered for sale with no onward chain.

### Features

- Edwardian detached property
- Four double bedrooms
- Farmhouse shaker kitchen
- Set over four floors
- No onward chain
- Canal frontage and paddock
- Off road parking for several cars
- Countryside views
- Village location
- Basement /bedroom five
- Refitted bathroom
- Landscaped rear garden



## Location

Ansty village has a very strong community presence with a good quality Social Club and a local pub, The Rose and Castle. Located on the banks of a Canal and being part of the land once owned by Lady Godiva, the village is steeped in history. Together with the larger neighbouring villages of Shilton and Brinklow there are local shops within a few minutes drive. The village lies within the borough of Rugby in Warwickshire and is well placed for a number of leisure opportunities in the local vicinity, including Ansty Golf Club, Macdonald Ansty Hall Hotel, Coombe Abbey Country Park, the Ricoh Arena and the NEC. It is also very well positioned for the commuter, with the junction between the M6 and M69 motorways and A46 road being just 1 mile (1.6 km) southwest of the village. Ansty Park, one of UK's leading business technology parks and transport hub, is also just a stone's throw away. A good selection of state funded and independent primary and secondary schooling is available in the nearby city of Coventry.



## Ground Floor and Lower Ground

A grand entrance hall with the staircase rising to the first floor and to the lower ground floor. Original features to the sitting room include sash windows and a feature fireplace. The sitting room overlooks the rear garden with views to the canal. The kitchen is fitted with a bespoke shaker style kitchen, with Belfast sink and a Rangemaster cooker. The lower ground floor has an impressive room ideal for a home office, games room or separate living accommodation.

## First and Second Floor

Four double bedrooms can be found across two levels and are complete with period features, including sash windows and fireplaces. A recently refitted well-appointed bathroom is fitted with a four piece suite including a bath, separate shower, wash hand basin and WC.









## Outside

Externally the property has a lot to offer, a sweeping drive way opens up to parking for several cars. with access to landscaped gardens with mature planting, a bridge over the canal leads you to the 1.21 acre paddock, ideal for a pony with the added benefit of lapsed planning permission for a stable and tack room.

## Agents Note

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



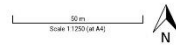


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## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

## Fixtures and Fittings

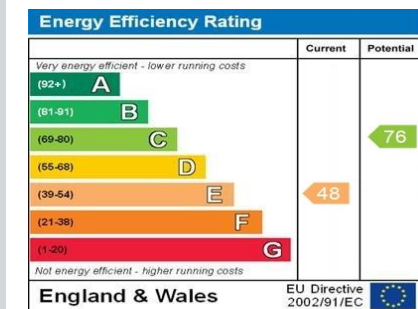
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 – F.



## Howkins & Harrison

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## Main Road, Ansty, Coventry, CV7

Approximate Area = 2333 sq ft / 216.7 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 2025. Produced for Howkins & Harrison. REF: 1309631

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