



The Navigation, Bulkington Road, Bedworth, Warwickshire, CV12 9EE

HOWKINS &  
HARRISON



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Bedworth, Warwickshire, CV12 9EE

Offers in Excess of: £1,000,000

We are delighted to be offering to the market The Navigation, a recently converted public house which is now a luxurious residential property finished to the highest of standards. The property has been comprehensively extended and now offers in the region of 7000 sq. ft. of living accommodation. It is situated on the edge of the thriving market town of Bedworth, adjacent to the canal, and has its own 75 metre private mooring.

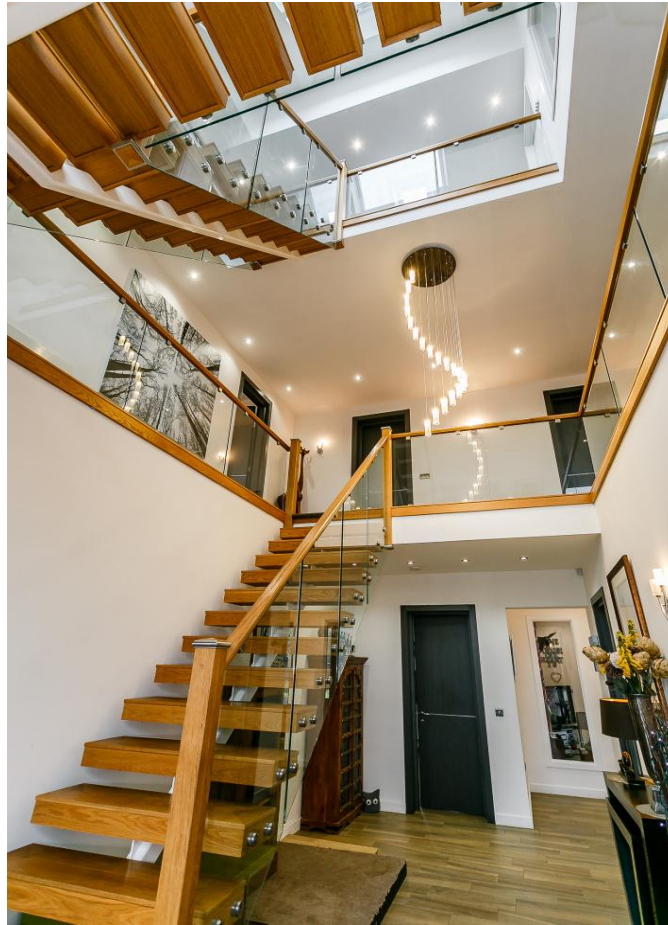
### Features

- A substantial family property in the region of 7000 sq.ft.
- A fabulous kitchen/dining/family room
- Spacious games room, perfect for entertaining
- Six bedrooms, all with en-suite facilities
- Electric gates leading to a large driveway
- Off-road parking for numerous vehicles
- Comprehensive garaging
- South facing landscaped gardens, siding onto the canal
- 75 metre private mooring



## Location

Bedworth is a market town in the borough of Nuneaton and Bedworth in Warwickshire. It is situated between Coventry, six miles to the south, and Nuneaton, three and half miles to the north. The town has a full range of amenities and is ideally situated for the commuter, having easy access to a wide range of road networks. Bedworth has its own railway station which feeds into Coventry from where intercity trains run to London, taking just over one hour. Birmingham International airport is approximately 16 miles away.



## Ground Floor

The front door opens onto a spacious hallway featuring a bespoke floating effect staircase and a triple height ceiling which allows a flood of natural light into the property. The hallway gives access to the games room, study, WC, formal reception room, cellar, and family/kitchen room. The spacious kitchen is fitted with contemporary integrated appliances and a central island. This room has been designed with open-plan living in mind and also offers a dining area and family area, separated by a contemporary dual aspect log burner which makes an impressive focal point to both areas. The family lounge features bespoke 8ft tall bi-fold doors which open out onto the rear garden with an outlook across the canal. The games room accommodates a full size snooker table

and cinema screen with projector. There is a formal seating area separated by a contemporary dual aspect log burner. A corner bar makes this room the perfect entertaining space. Looking out over the front of the property is a comfortable study/office. The formal lounge has a contemporary wall mounted gas fire and bi-fold doors which open out onto the patio area and gardens beyond.

## First Floor

The first floor comprises a beautiful galleried landing, master bedroom and three generous double bedrooms, all with en-suites, and a family bathroom. The master bedroom boasts his 'n' hers walk-in dressing rooms and a spacious en-suite. Bi-fold doors open out onto a sizeable terraced area which is laid with artificial grass

and overlooks the rear garden, canal, and countryside beyond. From the first floor landing a further staircase rises to the second floor.

## Second Floor

There is a formal sitting area with a large apex window providing fabulous views. There are two further bedrooms on this floor, both with en-suite facilities. One of the bedrooms has its own lounge area and walk-in dressing area, perfect for an independent teenager.











## Outside

Entering via electric gates, a large driveway splays to the front and side of the property, providing ample off-road parking and giving access to the comprehensive garaging. To the side of the property there is access to the rear garden. The rear garden is south facing and is situated alongside the canal. It has a very large terraced area adjacent to the rear of the property. Beyond the terrace, the garden is mainly laid to lawn with a selection of plants and trees. The garden has its own 75 metre private mooring.



An impressive and very spacious property, providing contemporary luxury living accommodation for today's discerning family.









## Viewing

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

## Fixtures and Fittings

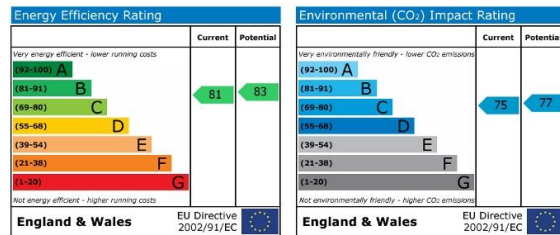
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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

Nuneaton & Bedworth Borough Council. Tel: 02476 376376.  
Council Tax Band – E.



## 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.