

WOODSTOCK 19 Cottage Lane, Nether Whitacre, Coleshill, Birmingham B46 2EJ Offers Over £699,950



- Period Four Bedroom Semi-Detached Cottage
- Improved by Current Owners ● Ideal Equestrian Property
- Four Timber Stables and Further Brick Stable ● Good Range of Outbuildings
- Highly Desirable Residential Location
- Approx. 2.5 Acres In All

REF AR7788

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:

Coleshill 3 miles • Atherstone 9 miles • Sutton Coldfield 10 miles • Nuneaton 11 miles
Birmingham 14 miles • M42 (J9) 4 miles

A period four bedroom semi-detached cottage, set in approx. 2.5 acres with stabling and paddock grazing, in a highly popular and central location, with good road links.

This delightful character cottage has been improved by the current owners including re-wiring, replacement windows, works to the roof and general up-grading, it now requires some finishing. Utilised as a family home for the vendors and their show ponies, the property would be ideal for equestrian use having a total of five stables, four of which have been recently constructed. There are a good range of outbuildings, along with paddock grazing. The vendors currently rent additional grazing land nearby.

A planning application has been passed for a detached Granny Flat ancillary to the main dwelling. Further details with the agents.

Situated in an extremely sought after residential location in the small village of Nether Whitacre, the property has excellent access to Birmingham, Coleshill and the M42 (J9). There is a mainline railway station at Coleshill Parkway and the NEC is close by.



THE RESIDENCE

A period, four bedroom semi-detached cottage benefitting from gas central heating and majority double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes

The **Front Porch** leads into an **Inner Hallway** with stairs rising to the **First Floor** and a doorway through to the first **Reception Room** which has ceiling beams and a quarry tiled floor.

A door leads through to a **Second Reception Room** which has a continuation of the quarry tiled flooring and leads on to the **Kitchen / Breakfast Room** which has a range of wall and base units with worksurfaces, single drainer sink, electric cooker point, plumbing for washing machine, **Walk-in Pantry** with fitted units, door to outside and quarry tile flooring. A door leads off to a **Lobby** that gives access to the **Bathroom** which comprises bath with shower over, wash hand basin, WC, vinyl flooring and a wall-mounted gas boiler.

To the First Floor the Landing gives access to **Four Bedrooms**, the two smaller bedrooms have an inter-connecting door and exposed wood flooring.





OUTSIDE, OUTBUILDINGS & LAND

A driveway to the front of the property provides ample car parking, with double wooden gates leading on to a further parking area and a **Double Garage** and **Lean-to**, currently utilised for hay /straw storage.

The **Front Garden** is mainly laid to lawn with a variety of trees and shrubs.

The **Stable Yard** comprises **Four Timber Stables**, recently erected, with power and light.

Stable One c. 4.1m x 3.5m (13'6 x 11'6), **Stable Two** c. 3.5m x 3.5m (11'6 x 11'6), **Stable Three** c. 3.6m x 3.4m (11'9 x 11'3), **Stable Four** c. 3.6m x 3.6m (11'9 x 11'9)

Located directly opposite, **Stable Five** is of brick construction c. 3.8m x 3m (12'6 x 9'9)

There is a **Brick Coal Shed** c. 3.7m x 2m (12'3 x 6'6) requiring some attention

Barn (not measured) utilised for storage

Greenhouse/ Brick Store (potential annexe)

Planning Permission for the Annexe ref: POP/2023/0488 has been approved by North Warwickshire Borough Council. It is situated on the footprint of the **Greenhouse/Brick Store** and is noted as ancillary accommodation. Further details can be downloaded from the Planning Portal or from the agents. Quotes received by the vendor for the proposed build range from £50-65,000, depending on the level of finish.

A **Paddock** to the side of the property benefits from floodlights to the rear of the stable yard and allows for winter riding. There are **Two Further Paddocks** to the rear of the property. The paddocks are panel/post and rail fenced. A **Further Small Paddock** is located across the lane.

The current vendor rents additional land nearby and we understand that it may be possible to continue this arrangement.

**IN ALL APPROX. 2.5 ACRES
(About 1 Hectare)**

Please note that there is a pre-existing **Overage Clause** on the property in respect of future development at 25% for 25 years (commencement date June 2022)



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**VIEWING**

Strictly by appointment only with the Agents

LOCAL AUTHORITY

WARWICKSHIRE COUNTY COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, GAS-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** E **COUNCIL TAX** E

DIRECTIONS

From the M42 J9 take the A4097 Kingsbury Road and after approx. 1 mile take the third exit at the roundabout, continuing on the A4097. Take the next right turn onto Haunch Lane and follow for ¾ mile. Keep left and continue onto Birmingham Road. After 1 mile, turn right onto Cottage lane and the property will be found on the left-hand side. There is no For Sale board.

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Rural Scene have visited WOODSTOCK but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.