



THE HOLLOWS




Castle Road, Hartshill, Nuneaton CV10 0SG



XCHANGE

A DETACHED FOUR BEDROOM CONTEMPORARY HOME, WITH THREE STYLISH FULLY- EQUIPPED ONE -BEDROOM COTTAGES, IDEAL FOR EXTENDED FAMILY LIVING, HOLIDAY LETS OR OTHER RESIDENTIAL USE.

With 2.69 acres, stunning views, two fishing lakes, buildings and paddock land, adjoining Hartshill Hayes Country Park.

			EPC
7	5	5	D

Local Authority: North Warwickshire Borough Council. Telephone: 01827 715341 Council Tax band: F
Directions (CV10 0SG)

What3words ///biggest.yards.laminated

Services: Mains electricity with solar panels with a 4 kW capacity, and electric radiators and mains water are connected to the property.
Private drainage system. Telephone and fibre broadband. 3 EV charger points.

Fixtures and fittings: The vendors' solicitors will produce a fixtures and fittings form outlining items included and excluded from the sale and items available by separate negotiation.

Tenure: Freehold

Viewing: By prior appointment only with the agents

ACCOMMODATION & AMENITIES

The Hollows: Kitchen/family/dining room, Orangery sitting room, four bedrooms, bathroom, en suite shower room, patio outdoor space, EPC D.

Studio apartment: kitchen/ living room/ bedroom, shower room, EPC B.

Annexe: Kitchen/ living room, first floor bedroom and shower room, EPC D.

Log cabin: kitchen/living room, bedroom, shower room, part-covered decking outdoor space, EPC D.

Parking area, sloping drive to two agricultural storage barns, two fishing lakes and grassland.

In all, about 2.69 acres.

Nuneaton 3 miles (Intercity trains to London from 75 mins), M42, M69, M6 7 miles, Birmingham 19 miles, Leicester 21 miles, and Coventry 12 miles. Birmingham International and East Midlands Airports are readily accessible. (times and distances approximate)





SITUATION

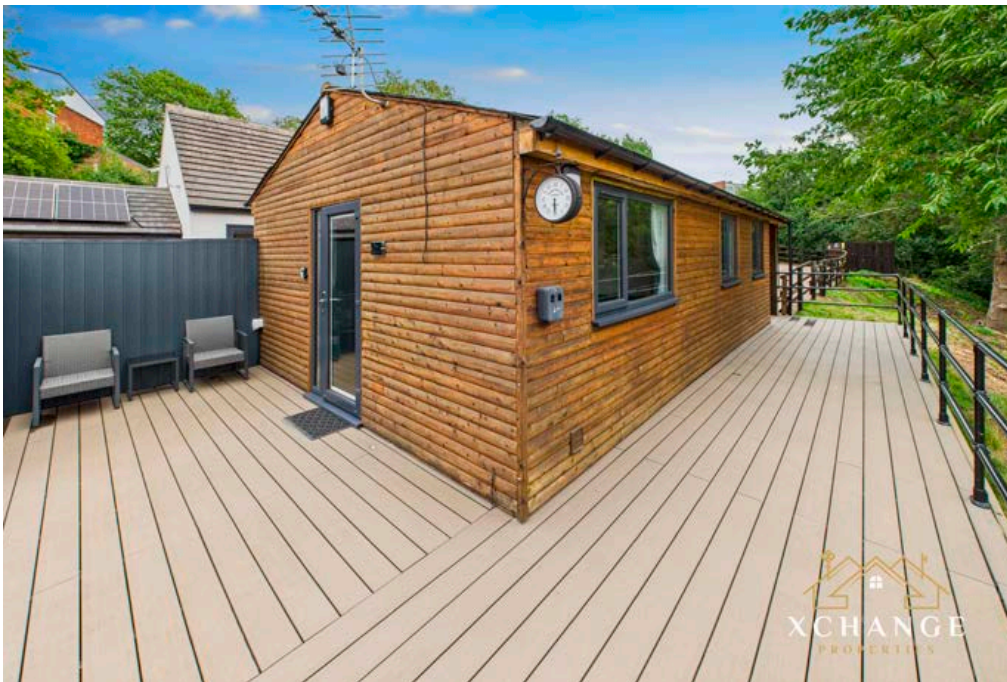
Tucked away on the edge of the village of Hartshill, which has a strong community spirit, shops, traditional pubs and artisan stores within walking distance of amenities, yet with stunning southerly views over its own valley and Hartshill Hayes Country Park. Hinckley and Nuneaton are close by with a wide range of shopping and recreational facilities.

There are primary schools in the adjoining villages and other private schools in the area include Twycross House Private School, Manor House Prep School at Ashby de la Zouch and Twycross School, Henry VIII and Bablake Schools in Coventry.

Mainline train services to London run from Nuneaton, whilst Hinckley and Atherstone also provide good links to local destinations.

Local places of interest include the Battle of Bosworth site, Twycross Zoo, Bosworth Leisure Park and Ashby Canal, which runs from Stoke Golding to Shackerstone.

There are golf courses at Lea Marston, Atherstone and The Belfry and Wishaw and horse racing at Leicester, Stratford-upon-Avon and Warwick.







THE PROPERTY

The Hollows was completed in 2023. The property provides a rare lifestyle opportunity for extended family living and multi-generational occupation, or for operating a holiday let business, as the present owners are, supported living accommodation or other income opportunities, with fishing lakes and glamping possibilities on the paddock land (subject to any required planning consents).

The property comprises a spacious four bedroom principal house, two stylish one bedroom cottages and a recently-completed studio apartment. The secondary dwellings are fully equipped and operational as holiday let units with furniture and furnishings available by separate negotiation, and provide a turnkey business opportunity. Timber one bedroom cottage. Wiring is available to install hot tubs if desired.

The Hollows is a welcoming home, bathed in light from extensive glazed windows and bi-fold doors, with a large open-plan kitchen/family/dining space with a beautifully designed kitchen, with premium appliances including a full-height fridge and freezer, dual ovens, wine cooler, microwave, dishwasher, electric hob and breakfast bar. Bi-fold doors open to a sun room, ideal for relaxing or entertaining, with Bi-fold doors to a private patio.

The principal bedroom is on the first floor with open countryside views and a luxurious en suite shower room with a waterfall shower. The ground floor bedroom wing has three further bedrooms, each with Juliet balconies enjoying the view and a spacious, fully fitted bathroom with a spa bath, elegant tiling and a Bluetooth mirrored cabinet.

Two one bedroom annexes each have their own entrance, kitchen, bathroom, living space and private decking.

A self-contained studio apartment has a modern kitchen, comfortable living space and stylish bathroom.





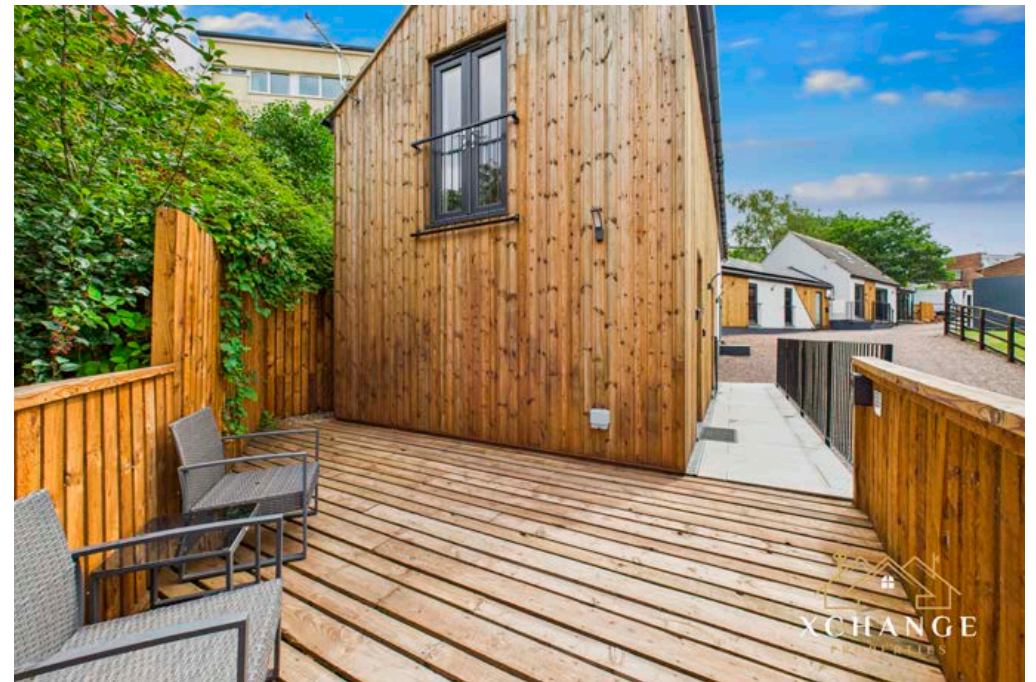



XCHANGE
PROPERTIES



GARDENS & GROUNDS

Approached by a right-of-way with a gated entrance, there is ample private off-road parking. Composite decking, combined with careful design and landscaping, creates areas for outdoor enjoyment with a chance to take in the views. Beyond the land lies the Country Park, providing public access for walks and relaxation. Two private lakes have fishing rights and leisure potential, for example, with shepherd's huts or mobile units for fishing retreats. There are also two agricultural storage buildings and paddock land suitable for light equestrian use. The property is peaceful, with privacy and is rich in wildlife, based around the two lakes with grassland surrounding them, which would accommodate ponies.



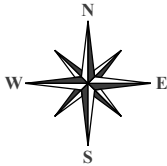


The Hollows



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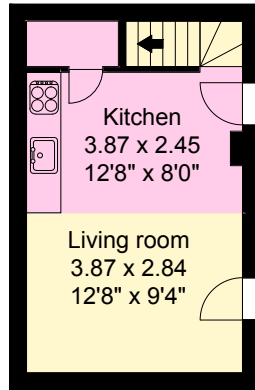


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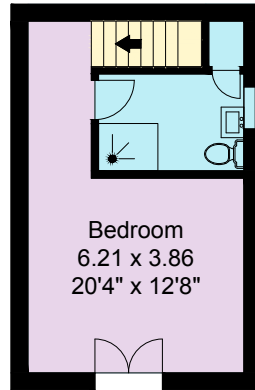
Title
The Hollows

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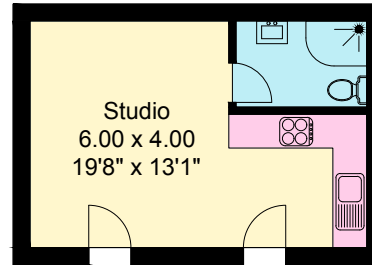
The Hollows
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CV10 0SG



Annexe One
Ground Floor



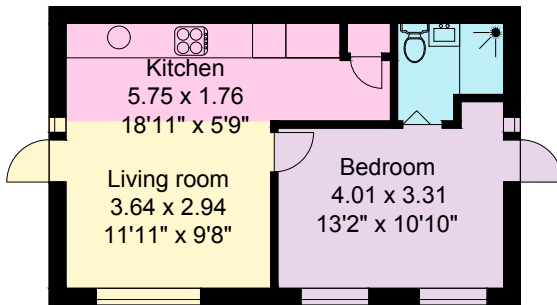
Annexe One
First Floor



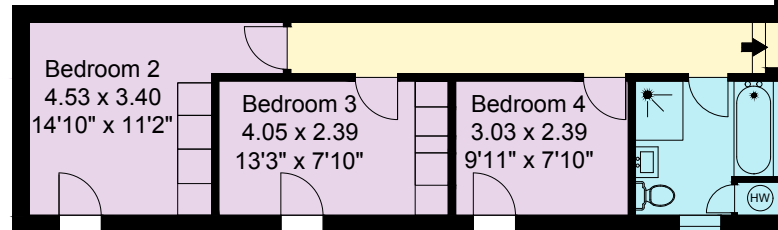
Studio Apartment



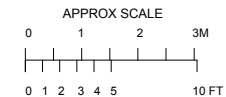
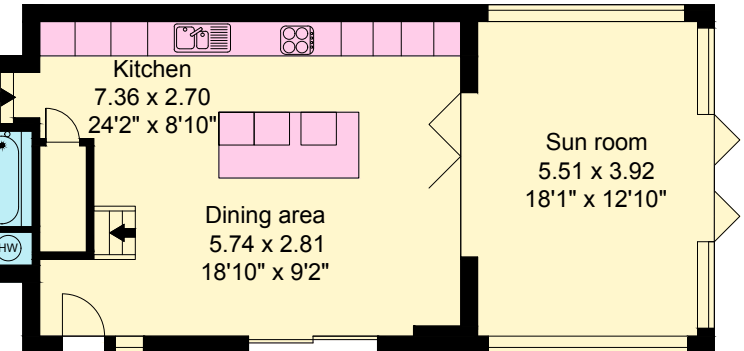
First Floor



Annexe Two
Ground Floor



Ground Floor



Approximate Gross Internal Area
House: 140 sq m / 1,507 sq ft
Annexe One: 48 sq m / 517 sq ft
Annexe Two: 37 sq m / 398 sq ft
Studio Apartment: 24 sq m / 258 sq ft
Total = 249 sq m / 2,680 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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Date: 07 January 2026
Our reference: STR012597004

The Hollows, 81A Castle Road, Hartshill, Nuneaton, CV10 0SG

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,000,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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