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The Retreat, Hob Lane, Balsall Common, Coventry



A characterful four bedroomed detached cottage with flexible accommodation over three levels, benefitting from attached oak framed workshop, attractive gardens with large driveway, workshop and store in this lovely semi rural setting.

Briefly Comprising

Enclosed timber entrance porch, cottage style dining/kitchen, sitting room with inglenook, snug, cloaks/utility, separate WC, rear hallway, boiler/utility cupboard, attached oak framed vestibule, workshop with separate WC. First floor landing, master bedroom suite with fitted wardrobes and en-suite shower room, two further bedrooms and family bathroom. Attic conversion, providing second bedroom suite with bedroom area, study/dressing area and shower room. Lawned ground and gardens and enclosed gated gravelled driveway, wood workshop and attached useful store, alfresco covered dining area,

gas radiator heating, double glazing as specified. Viewing highly recommended.

The Retreat

Offers flexible spacious accommodation which could suit a number of buyers with different needs. The attractively presented, character accommodation is well layed out over three levels. Of particular note is the attached workshop to the side of the property which provides an excellent space currently used as a jewellery workshop.

Within the grounds there is a further wooden workshop and additional store. Hob Lane is conveniently sited just south of the village of Balsall Common and lies within easy reach of all the amenities available there. However, the property also offers great connectivity back into Kenilworth with its attractive range of

restaurants, shopping facilities as well as good access across Coventry, South Birmingham and the motorway network.

The Property

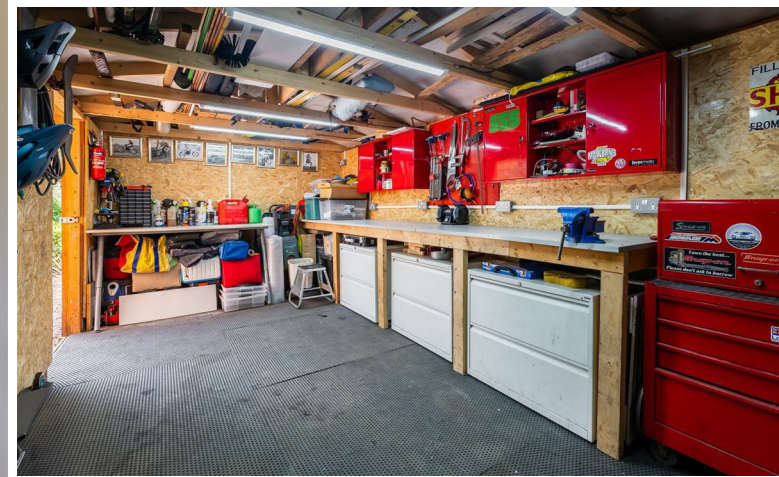
Is approached via timber brick porch with reclaimed timbers, giving access to entrance porch with exposed brickwork, stable style part glazed door gives access to dining/kitchen.

Dining/Kitchen

13'7" x 13'10" (4.14m x 4.22m)

With an attractive cottage style kitchen with hand painted base units with solid working surface, free standing butchers block with shelving below and exposed pine dresser with shelving, multi paned windows, twin Belfast sink with mixer tap, space and plumbing for dishwasher, space for Range style oven, splashback tiling, downlighter points to ceiling, timber tongue and groove panelling,





double glazed multi pane window to front elevation, wood block flooring.

Sitting Room

10'7" x 17'11" (3.23m x 5.46m)

With downlighter points to ceiling, timber tongue and groove panelling to half height, large inglenook with inset wood burner, exposed brickwork, useful hearth store cupboard, school style radiator, door to useful deep understairs store cupboard with coat hooks.

Snug

9'2" x 11' (2.79m x 3.35m)

With multi pane double glazed window to front elevation and part multi pane double glazed double doors to side, continuation of wood block flooring, downlighter points to ceiling, door to...

Utility/Cloaks Cupboard

With space for appliance, multi pane double glazed window to rear elevation, radiator, continuation of wood block flooring, door to...

Ground Floor WC

Fitted with white low level WC, corner wash hand basin, timber framed double glazed window to side, continuation of wood block flooring.

Inner Hallway

Leading to workshop and boiler/utility cupboard. With wall mounted Worcester boiler and space and plumbing for washing machine below. Further door leading back to staircase.

Workshop

18' x 17'4" max (5.49m x 5.28m max)

With feature pitched ceiling, exposed timbers, double windows to front elevation, separate door, power and light as fitted, working bench and sink, door to...

Useful WC

With low level WC, wash hand basin.

First Floor Landing

Serving Bedrooms One, Three and Four. With downlighter points to ceiling, double glazed roof line window to light wells and staircase rising to Second Floor.





Bedroom One

13'7" max x 14'1" (4.14m max x 4.29m)
 With timber framed double glazed multi pane window to front elevation, twin wardrobes providing a variety of hanging and shelving, period style radiator and door to...

En-Suite Shower Room

Attractively fitted with white suite to comprise; low level WC, pedestal wash hand basin with mono-mixer, double shower cubicle with fixed rainwater style shower head, white splashback tiling, double glazed roof line window, chrome radiator towel rail.

Bedroom Three (Front)

13'10" max x 10'10" (4.22m max x 3.30m)
 With multi pane double glazed window to front elevation, school style radiator.

Bedroom Four (Front)

9'1" x 8'11" (2.77m x 2.72m)
 With timber framed double glazed multi pane window to front elevation, radiator.

Family Bathroom

Fitted with a white suite to comprise; low level WC, circular wash hand basin with mono-mixer set into vanity cupboard, double ended roll top claw foot bath with telephone style shower attachment to mixer tap, downlighter points, timber framed double glazed window to side elevation, tongue and groove panelling, radiator, towel rail.

Second Floor Landing

With double glazed roof line window, door to...

Second Bedroom Suite

38'5" overall width (11.71m overall width)
 Two usefully interconnected spaces and shower room.

Bedroom Area

13'8" x 11'4" (4.17m x 3.45m)
 With feature angled ceiling lines restricting head height in part with timber framed double glazed dormer window to front elevation, period style radiator.

Dressing/Study Area

9'9" x 10'1" (2.97m x 3.07m)
 With feature angled ceiling lines restricting head height in part, double glazed roof line window to front elevation, radiator.

Shower Room

Fitted with a white suite to comprise; shower cubicle with glazed shower door, fixed rainwater style shower head and additional hand held shower attachment, low level WC, wash hand basin set onto plinth with mono-mixer, double glazed window to rear elevation, chrome radiator towel rail.





Outside

The Retreat sits within its own grounds with a large, gated sweeping gravel driveway providing an abundance of off road parking to the front of the property.

The remainder of the plot is laid predominantly to lawn, surrounded in the main by timber fencing and hedging providing a lovely, secluded garden with a high degree of privacy with established borders, gravelled seating area to one end of the garden.

Attached to the side of the Workshop is an alfresco dining space with timber lap boards, pitched roof with sail over, providing an excellent entertaining and seating area. There is also rear access across the back of the property.

Workshop

15'5" x 9'4" (4.70m x 2.84m)
With power and light as fitted, full width working bench. Note: There is water supply to the workshop as of yet unconnected. Ledge and brace door leads through to...

Additional Store

7'8" x 10'11" (2.34m x 3.33m)
With light as fitted.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property

including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band D.

Location

The Retreat
Hob Lane
Balsall Common
CV7 7GX



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- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office
Somerset House
Clarendon Place
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01926 881144 ehbresidential.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

Ground Floor

Approx. 92.2 sq. metres (992.9 sq. feet)



Total area: approx. 193.3 sq. metres (2080.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Total area does not include the Store, Workshop or Alfresco Dining Area

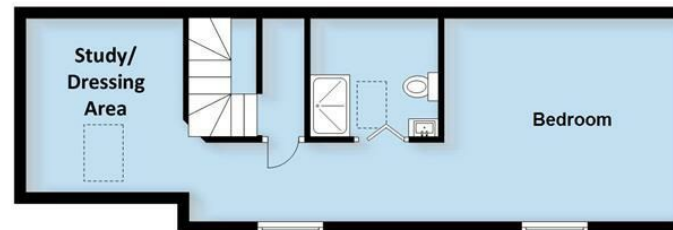
First Floor

Approx. 60.8 sq. metres (654.4 sq. feet)



Second Floor

Approx. 40.2 sq. metres (432.8 sq. feet)



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