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RESIDENTIAL

Your Property - Our Business



The Old Bakehouse, School Lane, Hunningham, Leamington

**Offers Over
£625,000**



A truly unique opportunity to acquire a charming Grade II Listed thatched cottage of immense charm and character, which has been substantially extended to provide flexible six bedrooomed accommodation including large garden with considerable scope for adaptation to purchasers own requirements, within this village location.

[The Village of Hunningham](#)

Is a charming rural village and set in the heart of the beautiful Warwickshire countryside, being conveniently sited within easy reach of the town centre and a number of other work centres including Warwick, Coventry, Rugby and also within easy reach of the motorway network with the M69/M6 being easily accessed. Whilst the village contains a limited range of amenities including a well known Public House a good range of facilities are available within

easy reach including schools, shops and recreational facilities in both Long Itchington and Cubbington. This particular village has consistently proved to be very popular.

ehB Residential are pleased to offer The Old Bakehouse, School Lane, Hunningham which is a truly unique opportunity to acquire a charming Grade II Listed thatched cottage of immense charm and character, which has been substantially extended to include a large annex which the agents consider could be easily adapted to purchasers own specific requirements. The property provides flexible six bedrooomed accommodation and retains a wealth of original features. The exposed timberwork throughout the original part of the property being particularly noteworthy. The property was re-thatched approximately 18 months ago and also features a large garden with views towards open countryside of note. The agents

consider inspection to be essential for its size, potential and character to be fully appreciated.

In detail the accommodation comprises:-

[Ground Floor Entrance Hall](#)

With radiator, stable type doors to both front and rear, leads to the...

[Dining Room](#)

16' x 13' (4.88m x 3.96m)

Being beamed and raftered with double radiator and exposed wall timbers, having windows to two aspects, built-in pantry cupboard and further built-in shelved cupboards with ledge and braced doors leading to the...



Sitting Room

16'6" x 13'4" (5.03m x 4.06m)

Being beamed and raftered with exposed wall timbers and inglenook fireplace feature with quarry tile hearth and wood burner, staircase off, wall light points, double radiator, windows to three aspects.

Access from the principal hall...

Fitted Kitchen

14'3" x 8' (4.34m x 2.44m)

With extensive range of base cupboard and drawer units with timber wall effect work surfaces, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, high level cupboards, built-in four ring hob, double oven, plumbing for automatic dishwasher, windows to three aspects, Terrazzo tiled floor, downlighters, access to roof space and access to...

Utility Room

16'6" x 6'9" (5.03m x 2.06m)

Having understair cupboard and staircase off, Terrazzo tiled floor, range of base cupboard and drawer units, rolled edge work surfaces, plumbing for automatic washing machine, vented for tumble dryer, single drainer stainless steel sink unit and radiator.

Principal stairs and landing accessed from the sitting room which features exposed timbers and exposed stone wall feature, wall lights and leads to first floor landing.

Bedroom

10' x 6'9" (3.05m x 2.06m)

With exposed timbers and radiator.

Bedroom

13'6" x 9'9" plus w'robe (4.11m x 2.97m plus w'robe)

With exposed timbers, radiator, range of built-in wardrobes with hanging rail and shelves.

Bathroom/WC

5'4" x 13'4" (1.63m x 4.06m)

With white suite comprising panelled bath, pedestal basin, low flush WC, double radiator, exposed roof timbers, tiled shower area with shower screen and integrated shower unit, chrome heated towel rail.

Bedroom

13' x 7'6" (3.96m x 2.29m)

With radiator, exposed timbers and built-in cupboard, windows to two aspects.

Accessed from the Utility Room is a staircase which leads to a...



First Floor Bedroom/Sitting Room

16'6" x 7'4" (5.03m x 2.24m)

Having full height window and Velux window, exposed purlins, polished timber floor, radiator and built-in cupboards, exposed timbers. Leads to the...

En-Suite Shower Room/WC

With tiled shower cubicle, Triton shower unit, folding screen, extractor fan, wash hand basin, low flush WC.

Bedroom

12'3" x 7' (3.73m x 2.13m)

With full height window feature and pleasant open views, built-in wardrobe with hanging rail, shelf, vanity unit incorporating wash hand basin, exposed timbers, double radiator.

Access from the Utility Room is a...

Ground Floor Annex

Comprising entrance hall with stable type door, quarry tiled floor, radiator.

Shower Room/WC

7' x 3' (2.13m x 0.91m)

Being tiled with tiled floor, wash hand basin, low flush WC, tiled shower cubicle with Mira shower unit, chrome heated towel rail, ledge and braced door leads to the...

Fitted Kitchen

10'4" x 6'7" (3.15m x 2.01m)

Having a range of built-in wardrobes, hanging rail, shelves, tiled splashbacks, built-in oven and four ring hob unit, plumbing for automatic washing machine, high level cupboards and single drainer stainless steel sink unit with mixer tap.



Bed Sitting Room

16'6" x 9'9" (5.03m x 2.97m)

With radiator, windows to two aspects, downlighters.

Outside

The property occupies a particularly pleasant position in the heart of Hunningham Village next to the historic Church, enjoying views towards open countryside and featuring a large garden. To the side of the property is a good sized drive/car standing facility flanked by lawns, with pedestrian access leading to the large rear garden principally laid to lawn with flower beds, established trees and patio area immediately to the rear of the property, with greenhouse and...

Adjoining Boiler House

5'9" x 9' (1.75m x 2.74m)

Containing Worcester gas fired central heating boiler and programmer with radiator and base units.



The plot is bounded by a mixture of close boarded fencing, established foliage and established trees.

Special Note

It should be noted that this property is of considerable age and historical significance, and whilst considerable works have been carried out to the property, additional works are required. Detailed surveys and reports are available for inspection at our office which is strongly recommended prior to any potential offer being made on the property.

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 E.

Location

CV33 9DS







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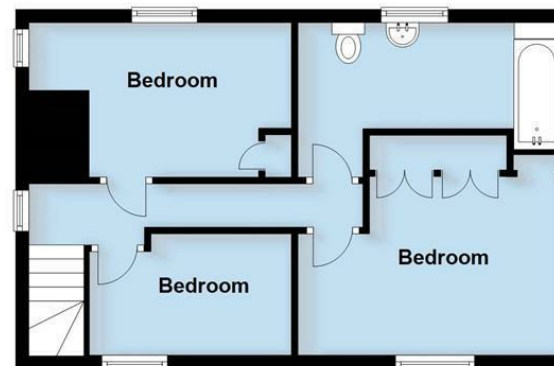
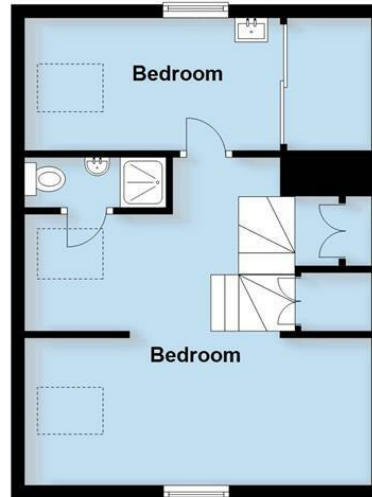
Ground Floor

Approx. 89.3 sq. metres (960.9 sq. feet)



First Floor

Approx. 79.0 sq. metres (850.5 sq. feet)



Total area: approx. 168.3 sq. metres (1811.4 sq. feet)

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