



The Hollows  
81a Castle Road | Hartshill | CV10 0SG

FINE & COUNTRY

# THE HOLLOWES

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Welcome to The Hollows, a truly remarkable “GEM” located in within this picturesque valley, allowing you the most breath-taking views! Offered with no onward chain is this once in a lifetime opportunity to become the new owner of these exceptional, recently completed, properties. Comprising of a detached family home, two self-contained annexes, stabling, featuring two stunning lakes and spans approximately 2.6 acres. As well as the option of multigenerational living, both annexes have planning permission to be used for holiday lets offering business potential as well as family living. Combined with the lakes having fishing rights, the opportunities are endless!



As you approach The Hollows, you're greeted by a set of double electronic gates adorned with twilight lighting, leading to substantial parking. The ambiance is immediately captivating, creating a sense of arrival akin to stepping into a holiday retreat with these breath-taking views across the valley.

Upon entering the main residence, you're welcomed into the Kitchen/Breakfast/Dining Room. The interior boasts modern features such as Wi-Fi controlled, wall-mounted radiators and bi-folding doors that open onto a stunning Orangery. This gives you the ability to open these two rooms as they become one, when entertaining family and friends, whilst still being able to close the bi-folding doors to give you the snug effect when home.

The kitchen is equipped with top-of-the-line appliances, including an integrated electric hob & dishwasher, two ovens, microwave, wine cooler, washing machine, full height fridge & full height freezer. The breakfast bar serves as an ideal spot for communal dining with family and friends, with further handy storage.









# Seller Insight

“ This land has been in our family for many years,” say the current owners of The Hollows, “and together we wanted to develop it into fulfilling Gary’s childhood dream of living here when he grew up. So, we set about making that long-imagined home a reality, building from the ground up to create everything you can see on the land today.”

“In the years since, we have made so many special memories from living at The Hollows,” the owners continue, “from children’s birthday parties with a field set up like a funfair, to bonfire parties and barbecues. The space is just so versatile. However, one of our most treasured memories was during lockdown. We felt so grateful for the space that we had, and we made the most of family time and being outdoors. We had boats on the lakes, went fishing, watched the geese hatch and raise their young and the tadpoles turn into frogs. It really was a special time.”

Indeed, the stunning grounds are part of what makes this place so unique. “Moving on from The Hollows, we will miss the natural beauty of our land and the home we have created here,” say the owners. “When you come inside the gates, you enter a hidden sanctuary. It is so peaceful, you really could be anywhere. The lovely gardens catch the sun from sunrise to sunset - a real suntrap in the warmer months, and just as beautiful on those bright, frosty mornings. In the summer, we love to sit outside where we can see so much wildlife at our feet, from deer, rabbits and foxes, to ducks, geese, heron, buzzards and many other birds.”

The house itself has been lovingly designed to make the most of its setting, and to accommodate everyday life and entertaining alike. “We absolutely love the kitchen area,” the owners say. “It really is the heart and central hub of our home and is where we spend most of our time chatting, cooking and eating together. It is also a wonderful space for gatherings with family and friends.”

The local area has much to offer, too. “We have great local amenities within the village,” say the owners. “Within walking distance, we have shops, a post office, and schools and playgrounds, as well as a wonderful traditional public house serving fantastic food. We have a favourite shop in the heart of the village, which has a bakery serving fresh bread and pastries daily, beautiful locally produced cakes, meat from the local farm shop, a deli serving hot and cold takeaway foods, not forgetting the delicious homemade gelato counter. The location of the property gives the best of both worlds: we are surrounded by a country park where you can walk through the woods, whilst remaining extremely well connected to main routes, motorways and local bus routes.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







## SLEEPING QUARTERS

Moving to the Sleeping Quarters, the Principal Bedroom on the upper floor offers panoramic views of the British countryside through double-glazed skylight windows. It features a contemporary En- Suite with a shower cubicle with shower attachment plus waterfall shower, WC, washbasin, and stylish tiling.

The remaining bedrooms are thoughtfully laid out on the ground floor, with Bedrooms Two, Three & Four having a Juliet balconies and contemporary features, whilst providing picturesque views of the British countryside.

The Family Bathroom is equipped with a shower cubicle, jacuzzi bath, WC, washbasin & Bluetooth mirrored cabinet, complemented by stylish tiling & modern fixtures.













## FURTHER ACCOMMODATION

The property unfolds further with, two One-Bedroom Self-Contained Annexes, each a haven of comfort and style. From the contemporary style kitchens with appliances to the private decking areas overlooking the valleys, these annexes provide a retreat within this rural paradise. The luxury En-Suite facilities with skylight windows allowing light to flood through, and contemporary design elevate the living experience. Step outside, and you're greeted by a sprawling decking area that surrounds the self-contained annexes, offering panoramic views of the valleys. Both Annexes have planning permission granted for use as holiday lets, alternatively, would be the ideal setting for multi-generational living.

## Outside

The Hollows presents an unparalleled lifestyle—an idyllic blend of modern luxury and natural beauty, where lakes, valleys, and stylish living converge to create a harmonious retreat.

Paddocks with fencing add to the allure, making it an ideal spot for glamping or camping. Explore the fantastic storage spaces, including old stabling units, perfect for those with an equestrian inclination. The private lakes benefit from having fishing rights, which could provide an additional revenue, should the new owner wish. Conveniently, three EV charging stations are also installed.





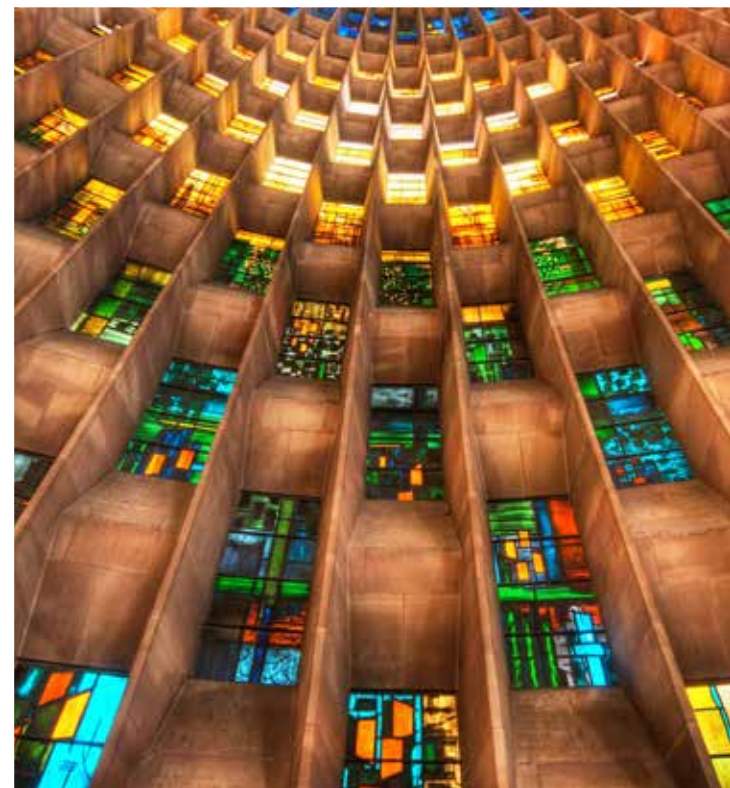




## LOCATION

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Nestled in the northern reaches of Warwickshire, Hartshill stands out as a captivating village situated just 2.5 miles northwest of Nuneaton, forming an integral part of the suburbs that extend from the heart of the town. The village, encompassing a sizeable civil parish, is a vibrant community that plays a crucial role in the local landscape. What adds to the village's allure is its historical connection to the esteemed writer Michael Drayton, who shared ties with none other than the literary giant, William Shakespeare. As you navigate through Hartshill, its boundaries unfold in an intricate dance with the neighbouring districts. The A5 road acts as a distinctive divide to the north-east, separating Hartshill from the Leicestershire parish of Witherley. Beyond its geographical intricacies, Hartshill emanates a sense of community and tradition. The village maintains a unique character while harmoniously blending with its urban counterpart. The nearby market town of Atherstone, a mere 3.5 miles to the northwest, adds to the tapestry of this region, offering additional layers of historical and cultural richness.





Services  
Electric - Mains  
Water - Mains  
Sewage - Septic Tank

Local Authority  
North Warwickshire Borough Council

Tenure  
Freehold

EPC: Main House - E, Log Cabin - D, Annex 1 - D | Council Tax - A (Currently awaiting re-valuation)

Viewing Arrangements  
Strictly via the vendors sole agents; Fine & Country Coventry on 02476-50015 & Graham Howell on 07972-616405

Website  
For more information visit [www.fineandcountry.com/uk/coventry](http://www.fineandcountry.com/uk/coventry)

Opening Hours  
Monday to Friday 9.00-17.30  
Saturday 9.00-16.30  
Sunday By Appointment Only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Annexe One

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Annexe Two

Score	Energy rating	Current	Potential
92+	A		88 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



MAIN HOUSE: 1390 sq ft, 129 m2  
 ANNEXE ONE: 263 sq ft, 24 m2  
 ANNEXE TWO: 590 sq ft, 54 m2  
 ADDITIONAL AREAS TOTAL: 408 sq ft, 38 m2





GRAHAM HOWELL  
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Graham is a well-established figure within the property profession before joining Fine & Country team and is a great role model for the brand. He is a passionate expert with a wealth of success stories for helping people with marketing strategies and secure the best price for their home.

His experience affords him to share his knowledge with clients with the added benefit of also being a property expert and has a wealth of experience in learning & development in the industry. This training has been followed by both new and old agents to raise the bar on standards in the industry. Graham lives on the outskirts of Coventry with his son Stan.

Prior coming to Fine & Country, Graham has won numerous awards throughout his 17 years' experience within the industry.

## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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