



Carmel House
58 South Street | Atherstone | CV9 1DY

FINE & COUNTRY

CARMEL HOUSE

This remarkable home nestles serenely on South Street in Atherstone, offering a rare opportunity to acquire something truly extraordinary. Lovingly restored, it stands as a testament to the perfect blend of timeless elegance and modern convenience, ready to welcome its next family as offered with no onward chain.



The impressive front entrance leads into a hallway adorned with traditional tiled flooring, a carved oak staircase, and period-style doors. The expansive lounge, bathed in natural light from a bay window, features deep coving, a feature fireplace, and French doors opening to the side garden. The breakfast kitchen, equipped with traditional-style units, ample storage, and a Range-style cooker, flows seamlessly into a charming dining room highlighted by a stunning cast iron fireplace.

From the kitchen, steps lead down to a lower level that includes a utility room and a fabulous games/pool room, perfect for relaxation. The elegant landing on the first floor grants access to four spacious bedrooms and a luxurious family bathroom, all sympathetically decorated to retain the home's charm. The fourth bedroom, currently a dressing room with bespoke furniture, can easily be converted back into a bedroom.

The property is surrounded by well-maintained hedgerows and expansive gardens on three sides, offering excellent privacy. The rear garden features a generous block-paved area, planted borders, and secure parking accessed through double gates. A substantial brick-built detached garage at the rear includes a private room currently used as a gym, which can also serve as an annexe or office space.

Accommodation Summary

Nestled serenely on South Street in Atherstone, this truly remarkable detached Edwardian residence is a hidden gem, effortlessly blending period charm with modern luxury. Purchased by the current owners in 2004, this exquisite home has been thoughtfully updated to an impeccable standard, ensuring the preservation of its original character while introducing contemporary comforts.

Carmel House is a substantial detached home offers a rare opportunity to acquire something truly extraordinary. Lovingly restored and cherished by the current owners, it stands as a testament to the perfect blend of timeless elegance and modern convenience, ready to welcome its next family into its warm embrace.

Stepping inside from the front entrance, you are greeted by an impressive hallway adorned with traditional tiled flooring, a carved oak staircase, and period-style doors, setting the tone for the elegance that pervades the home. The expansive full-length lounge, bathed in natural light from a bay window, boasts deep coving on the ceiling cornices, a feature fireplace, and double-glazed French doors that open directly to the side garden. The breakfast kitchen is a masterpiece of design, equipped with a range of traditional-style units, ample storage, fitted appliances, and a Range-style cooker. This space seamlessly flows into a charming dining room, capable of seating up to 8 guests, highlighted by a stunning cast iron fireplace with a fitted dresser-style unit nestled within the chimney recess. From the kitchen, steps lead down to a lower level where the property extends to include a utility room and a fabulous games/pool room, perfect for unwinding with a game of pool after a long day.

Ascending to the first floor, the elegant landing with high ceilings grants access to four spacious bedrooms and a luxurious family bathroom. Each bedroom has been sympathetically decorated to retain the charm of this special home. The fourth bedroom, currently utilised as a dressing room, features bespoke furniture but can easily be converted back into a bedroom if desired.

As you approach this enchanting property, a meticulously maintained hedgerow offers excellent privacy, shielding the expansive gardens that envelop the home on three sides. A large, lush lawn extends from the side to the front, an idyllic space that will delight any gardening enthusiast and provide a perfect playground for children. The rear garden is a haven for entertaining, featuring a generous block-paved area, beautifully planted borders, and secure parking accessed through double gates. Additionally, a substantial brick-built detached garage at the rear includes a private room currently used as a gym, which could easily serve as an annex or office space, ideal for those embracing the work-from-home lifestyle.









Seller Insight

“One of my friends once said that this is a house that almost feels as if it's wrapping its arms around you the minute you step inside, and that beautifully sums up what made my husband and I fall in love with it when we came across it twenty years ago,” says the owner.

“We've always been drawn to older properties, and so when we set out on our house hunt back in 2004 we wanted to find a lovely big family home with a real sense of character. Carmel House was originally built in 1913 to house the master and mistress of the old workhouse – which has long since been demolished – so it would have been quite a prominent dwelling back in the day. The people who owned it before us had lived here for many years and it had been a much-loved and very happy family home, and so over and above its period charm, it was the warm and welcoming feel that was one of the major factors that convinced us it was the house for us.”

“We've spent the past two decades reinjecting that original character and grandeur, and we've also carried out more mundane tasks such as overhauling the wiring and replacing the roof. So, although it's over one hundred years old, it's in excellent condition throughout.”

“One of the biggest alterations we made was to add a large side extension, which is very in keeping with the original part of the house, so much so that it's hard to tell old from new. It gave us a fantastic entertaining room, which has been invaluable. In it we have a large 8' x 4' pool table, a TV and music so it's great for both family time and entertaining. We also built a new double garage, above which is a huge room that we currently use as a home gym. However, it's connected to all the utilities so, subject to planning, it has the potential to be converted into a good-size annex.”

“Something else that drew us to the property was the fact it sits on a very generous corner plot. We have a large driveway with ample parking, and we also have a beautiful wrap-around garden. It's edged with mature hedging and large conifers so despite being in the heart of town, the outlook from the house is very leafy and green, and the high boundary also provides us with an excellent degree of privacy.”

“This has been a wonderful home for the past twenty years and it will be its warm and welcoming feel that I think I'll miss most when we move. However, I'll also miss the convenience of the location. At home we feel tucked away in our own little world, but we've relished the fact that we're within walking distance of the shops, the train station, the school... everything we might want or need on a day-to-day basis.”*

* 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.























LOCATION

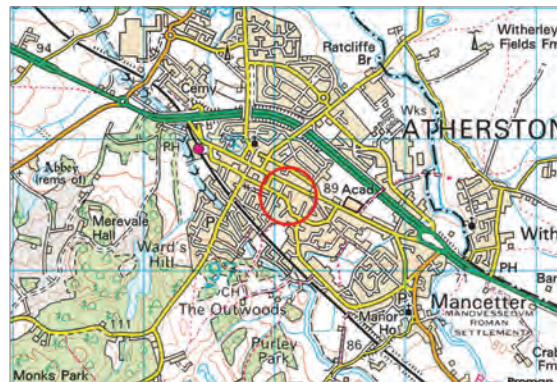
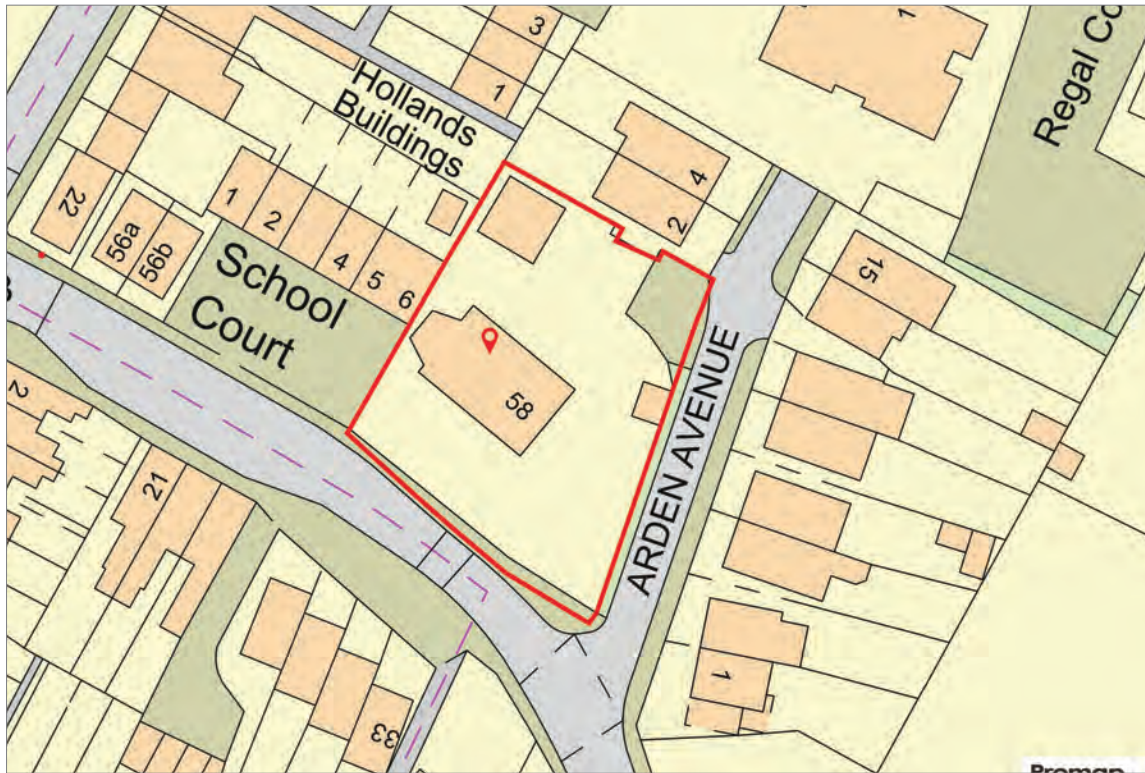
Nestled between Tamworth and Nuneaton, Atherstone boasts a rich heritage dating back to Roman times. Its strategic location on Watling Street, an ancient Roman road, has long made it a hub for commerce and travel.

The town's market charter, granted in the 13th century, underscores its long-standing role as a commercial centre. Today, Atherstone continues this tradition with its weekly market, which draws visitors and vendors from the surrounding areas. The town's charming high street is lined with a mix of independent shops, cafes, and traditional pubs, reflecting both its historical roots and contemporary community spirit.

Atherstone is perhaps best known for its annual Shrove Tuesday Ball Game, a unique tradition believed to have been played since the medieval period. This chaotic and exuberant event sees participants vying for control of a large ball, with few rules and much local pride.

The town is surrounded by scenic countryside, providing ample opportunities for outdoor activities such as walking, cycling, and fishing. Landmarks like the Coventry Canal add to the town's picturesque charm, offering tranquil settings for leisurely strolls. Atherstone also enjoys good transport links, with easy access to the M42 motorway and regular train services to Birmingham and London, making it an attractive location for commuters. With its blend of historical significance, vibrant local culture, and modern amenities, Atherstone exemplifies the quintessential English market town.





Services, Utilities & Property Information
 Utilities – Mains Water, Sewerage, Electricity & Gas Supply

Heating – Gas Central Heating

Mobile Phone Coverage - 4G mobile signal is available in the area we advise you to check with your provider

Broadband Availability - Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 50 Mbps.

Tenure – Freehold

Title – There are restrictive covenants and easements on this title. Please speak to the agent for further details.

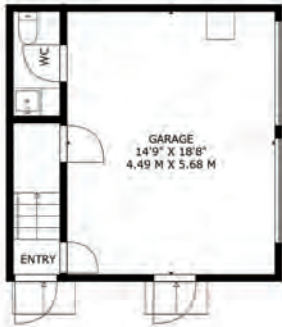
Directions - Postcode: CV9 1DY / what3words: ///provoking.predict.initial

Local Authority
 North Warwickshire Borough Council
 Council Tax Band: E

Viewing Arrangements
 Strictly via the vendors sole agent Graham Howell at Fine & Country Coventry on 07972-616405

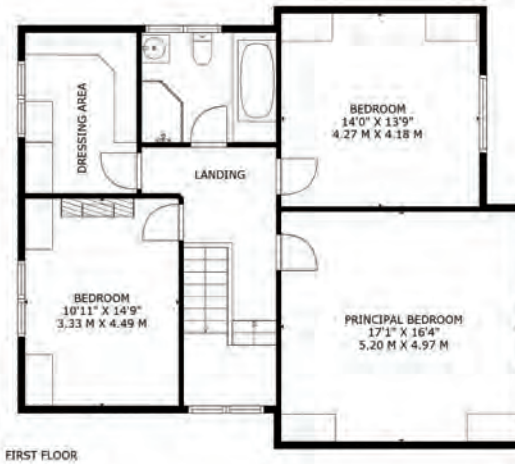
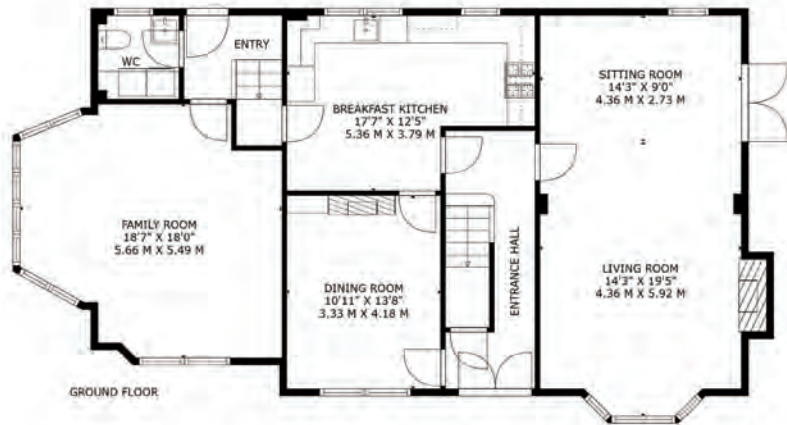
Website
 For more information visit www.fineandcountry.com

Opening Hours
 Monday to Friday 9.00-17.30
 Saturday 9.00-16.30
 Sunday By appointment only



GROSS INTERNAL AREA: 2468 sq ft, 230 m²
 LOW CEILINGS: 89 sq ft, 8 m²
 GARAGE: 275 sq ft, 26 m²

OVERALL TOTALS: 2832 sq ft, 264 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





GRAHAM HOWELL
PARTNER AGENT

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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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