



Holly Cottage
Harvest Hill Lane | Allesley | Coventry | CV5 9DD

HOLLY COTTAGE



Holly Cottage is a beautifully extended four-bedroom home that seamlessly blends character, comfort, and modern refinement.

Set within the rolling Warwickshire countryside, it offers a peaceful retreat while keeping Coventry and Birmingham within easy reach. The nearby villages of Meriden, Corley, and Allesley provide a welcoming sense of community, with independent shops, traditional pubs, and scenic walking routes just moments away.



GROUND FLOOR

Entrance Hall

Step into a charming entrance hall, where a sense of space and character sets the tone for the rest of this beautiful home. The long, elegant hallway is enhanced by thoughtfully designed alcoves, adding depth and a touch of architectural interest - perfect for showcasing statement pieces or creating practical storage solutions.

Snug (10'7" x 12'1" | 3.24m x 3.67m)

A warm and inviting retreat where comfort and character come together. The feature fireplace serves as a charming focal point, creating a cosy ambiance - ideal for curling up with a book or unwinding after a long day. With its open connection to the dining area, this space strikes the perfect balance between sociable and serene

Kitchen (10'3" x 12'1" | 3.13m x 3.68m)

A true heart of the home, this beautiful farmhouse-style kitchen blends rustic charm with modern convenience. The solid wood worktops and exposed brick inglenook create a timeless, country-style feel, while integrated appliances and a stable door to the garden add practicality and charm.

Garden Room (13'0" x 12'11" | 3.96m x 3.95m)

Flooded with natural light from its vaulted ceiling, Velux windows, and bi-fold doors, this stunning garden room is the ultimate space to relax and soak in the beauty of the outdoors -all year round. Whether it's morning coffee or a cosy evening, this space is a true sanctuary.

Dining Room (14'9" x 12'0" | 4.50m x 3.66m)

The perfect space for family gatherings and dinner parties, this character-filled dining room boasts an exposed brick style chimney breast, a wood-burning stove, and bi-fold doors that open seamlessly into the garden room. A room that truly brings people together.

Ground Floor Bedroom One (11'1" x 13'1" | 3.37m x 4.00m)

A bright and airy ground-floor bedroom, featuring a beautiful bay window that fills the space with natural light. An ideal guest room, main bedroom, or even a cosy second lounge - offering flexibility to suit your lifestyle.

Ground Floor Bedroom Two / Study (11'10" x 10'8" | 3.61m x 3.25m)

A versatile space with a charming bay window, this room works beautifully as a study, nursery, or additional bedroom. The built-in cupboard provides useful storage, keeping the space clutter-free and functional.

Bathroom One (14'4" x 6'5" | 4.38m x 1.96m)

A spa-like retreat, this elegant four-piece bathroom offers a walk-in Aqualisa shower, panel-enclosed bath, and stylish modern fittings. With two heated towel rails and beautiful tiling, it's the perfect blend of luxury and practicality.

Utility Room (10'2" x 6'5" | 3.10m x 1.96m)

A highly practical and well-designed space, this utility room offers ample room for laundry appliances, along with fitted shelving for extra storage - keeping household essentials neatly tucked away while maintaining a clean and organised feel.









SELLER INSIGHT



A Home Reimagined: The Story of a Beautiful Countryside Retreat

Tucked away on a peaceful country lane, surrounded by fields, trees, and the soothing stillness of rural life, this charming home is a testament to vision, dedication, and a love for craftsmanship. Jim and Jayne, who have cherished this property since November 2002, recall the moment they first arrived. "We were immediately drawn to the peacefulness," they share. "Even now, we still get a thrill every time we drive up the lane."

Though semi-detached, the home enjoys an exceptional sense of seclusion. With uninterrupted views in every direction and no immediate neighbours to the front or rear, it offers a rare kind of privacy that blends beautifully with the surrounding landscape.

When they first laid eyes on the bungalow, it was a far cry from the warm and welcoming home it is today. "It was in a dilapidated state," they admit. But they saw potential, and over the years, they transformed it—extending upwards, adding a second floor, and turning it into the four-bedroom sanctuary it has become.

Much of the work was done by Jim himself, his craftsmanship woven into the very fabric of the home. From tiling the roof to building the larger garage—his proudest bricklaying accomplishment—his attention to detail is everywhere. Inside, carefully considered features add both character and function, from the handmade pine bookcase in the utility room to the bespoke oak folding doors leading to the sunroom.

Every room tells a story. The large upstairs bathroom is a favourite retreat, where starlit soaks beneath the roof light offer moments of pure tranquility. In winter, the glow of the wood-burning stove in the inglenook fireplace transforms the snug into the cosiest of havens. "I love decorating the fireplace at Christmas," Jayne says, smiling. "And in summer, the sun pours in through the stairs—it's just lovely."

The sunroom, with its solid roof added eight years ago, provides a bright and airy space that can be enjoyed year-round, overlooking the beautifully maintained south-facing garden. The garden itself is a highlight—soaking in sunshine all day long, it's a peaceful spot perfect for alfresco dining or simply unwinding in nature.

Beyond the walls of the home, a welcoming community has made life here even more special. The neighbours have formed a close-knit yet respectful bond, connected through a WhatsApp group that began during the pandemic. Whether looking out for one another or simply sharing a friendly chat, the sense of camaraderie is undeniable.

For those who love the outdoors, walking trails begin right from the lane, leading to picturesque routes and even a scenic stroll to the pub in Corley Moor. Meanwhile, the location balances rural charm with modern convenience—within easy reach of the NEC, train stations, and the airport, yet completely removed from the rush of city life.

While the sellers have lovingly shaped this home to fit their lifestyle, it remains full of potential. "We've repurposed rooms over the years to suit our needs, but there's still so much flexibility for the next owners to make it their own." From its thoughtful layout to its charming quirks—like the mini pine doors leading to hidden storage and the exposed beams that lend a cottage feel—it's a home that invites imagination.

Now, as they prepare to pass it on, they do so with full hearts, knowing the joy this home has brought them. "This place has given us so many wonderful memories, and while we will miss it dearly, we know it's ready for someone else to fall in love with."

* 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.









FIRST FLOOR

Master Bedroom (20'3" x 13'3" | 6.16m x 4.04m)

A tranquil retreat, this spacious master bedroom offers Velux windows, exposed and sealed floorboards, and ample storage. Whether it's waking up to soft morning light or unwinding at night, this space is the definition of peaceful luxury.

Bedroom Two (14'7" x 12'1" | 4.44m x 3.68m)

With built-in storage space, exposed floorboards, and countryside views, this lovely second upstairs bedroom is perfect for family, guests, or even a stylish home office. The eaves storage adds practicality without compromising on space.

Bathroom Two (6'4" x 8'3" | 1.93m x 2.52m)

Relax and unwind in this charming bathroom, where a freestanding roll-top bath sits beneath a Velux window—perfect for stargazing as you soak away the day. Vintage-style fittings, soft ambient lighting, and elegant tiling create a tranquil retreat, adding a touch of timeless luxury to your evening routine.















OUTSIDE SPACES

Front of Property

Set behind a charming five-bar gate, this idyllic home exudes cottage charm from the moment you arrive. A winding shingle driveway leads to a detached garage, while the beautifully landscaped lawn is framed by mature trees and flourishing shrub borders. A truly enchanting first impression for this characterful countryside retreat.

Garage

A detached brick-built garage with a pitched and tiled roof, up-and-over door, and side access—offering plenty of space for parking, storage, or even a workshop.

Rear Garden

Step outside into your private south-facing haven, bathed in sunlight throughout the day. This beautifully landscaped garden is a dream for gardening enthusiasts, families, and those who love to entertain. A spacious patio offers the perfect setting for alfresco dining, while the generous lawn provides plenty of space for children to play. A charming stepping-stone path leads to the bottom of the garden, where you'll find a tranquil shingle seating area and two timber sheds—ideal for storage or pottering among the plants. A true retreat for relaxation and outdoor enjoyment.

Location

Idyllic Countryside Setting with Excellent Connectivity

Situated in the charming hamlet of Harvest Hill Lane in Allesley, this home offers the perfect blend of rural tranquillity and modern convenience. Surrounded by rolling countryside, there are plenty of scenic walking routes to explore, leading to charming country pubs where you can enjoy a well-earned drink or a hearty meal. The nearby village of Meriden—often referred to as the “Centre of England”—adds to the appeal, with its local shops, pubs, and welcoming community atmosphere.

Despite its peaceful setting, excellent transport links ensure easy access to nearby towns and cities. Coventry city centre is just a 15-minute drive away, offering a rich array of shopping, dining, and cultural experiences. The vibrant heart of Birmingham and the popular town of Solihull are both easily accessible within 30 minutes, providing a wealth of employment, leisure, and shopping opportunities. The nearby village of Meriden is only 10 minutes away, perfect for everyday essentials or a countryside stroll. Conveniently positioned, the property also benefits from excellent connectivity, with Birmingham Airport and the NEC just a short 20-minute drive away.

Outstanding Educational Facilities

Families will appreciate the proximity to several top-rated schools, ensuring quality education for children of all ages:

- Allesley Primary School: Approximately 1.8 miles away, this well-regarded school offers excellent primary education.
- Meriden Church of England Primary School: Located about 2.2 miles from the property, known for its strong community ethos.
- Cardinal Newman Catholic School: A reputable secondary school approximately 2.5 miles away, offering a broad curriculum.
- Coundon Court School: Another excellent secondary option, situated around 2.5 miles from the home.

Convenient Amenities

Despite its rural charm, the area boasts a variety of nearby amenities:

- Local Shops and Services: The nearby village of Meriden, along with Corley and Allesley, offers essential shops, charming cafés, and traditional country pubs, all contributing to a strong sense of community and a welcoming village atmosphere.
- Healthcare Facilities: Residents enjoy convenient access to top-quality healthcare, with Allesley Village Surgery just 1.9 miles away, Meriden Surgery approximately 2 miles from the property, and Corley Health Centre within easy reach.
- Recreational Opportunities: The surrounding countryside, including picturesque routes through Corley and Allesley, provides numerous scenic walking and cycling paths, perfect for outdoor enthusiasts seeking to explore nature right on their doorstep.
- Excellent Connectivity & Leisure: Birmingham Airport is just a short drive away, offering convenient domestic and international travel options. The nearby NEC and Resorts World provide a hub of entertainment, shopping, dining, and world-class events, making it a fantastic destination for leisure and business alike.





INFORMATION



Services, Utilities & Property Information

Utilities – Mains Water, Gas, and Electricity

Mobile and Broadband Coverage – We suggest you check with your provider. FTTP.

Tenure: Freehold | EPC: D | Council Tax Band: C

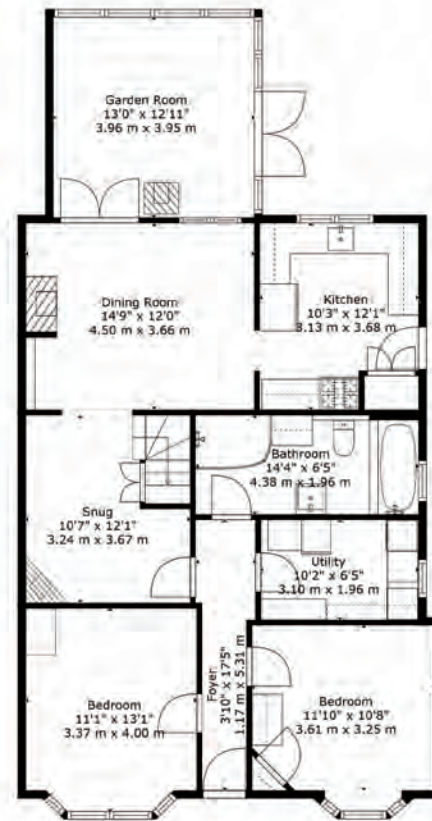
Viewing Arrangements: Strictly via the vendors sole agents Fine & Country

Website

For more information visit www.fineandcountry.com

Opening Hours:

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only



Ground Floor



First Floor

Approximate Area : 145m² | 1563 Sq Ft.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.

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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.

*We value the little things
that make a home*



AMBER KANWAL PARTNER AGENT

Fine & Country Coventry
T: 024 7650 0015
email: coventry@fineandcountry.com

With a background working for a premium home builder and now proudly representing the renowned Fine & Country brand, I bring a distinctive perspective to the luxury property market. Over the years, I've developed a keen understanding of what makes a home truly exceptional, and I've been privileged to receive two awards for my work - recognition of my dedication to achieving outstanding results for my clients.

Having grown up in Coventry and spent many memorable moments in its vibrant community, I have a deep-rooted appreciation for the area and its unique charm. Outside of my passion for property, I enjoy travelling to experience different cultures, trying new restaurants, and finding peace in nature - often exploring Coventry's beautiful green spaces.

Selling or buying a luxury property is a journey that requires more than standard marketing. It demands a bespoke approach that captures the unique essence of each home and connects it with the right buyers. I take pride in offering honest advice and delivering personalised service, whether it's helping sellers present their properties to their maximum potential or guiding buyers to find their dream home.

With Fine & Country's international reach and my local knowledge, I'm well-equipped to ensure your home shines in a competitive market. My goal is to make the process seamless and stress-free, always prioritising your needs and aspirations.

THE FINE & COUNTRY
FOUNDATION

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Fine & Country Coventry
Friars House, Manor House Drive , Coventry, West Midlands CV1 2TE
024 7650 0015 | coventry@fineandcountry.com

