



Caldecote Hall Drive Caldecote

- Stunning apartment within this Victorian mansion
- Set in 35 acres of private land
- Beautiful sash windows throughout
- Living area bursting with original charm
- Spacious kitchen with integrated appliances
- Two large double bedrooms both with en suite
- Enclosed seating terrace to rear of apartment
- EPC Rating D / Council Tax Band C / Leasehold

Nestled in the charming area of Caldecote, this delightful flat offers a unique blend of historical character and modern convenience. Spanning an impressive 1,071 square feet, the property boasts two well-appointed bedrooms and two bathrooms, making it an ideal choice for couples or small families seeking a comfortable living space.

As you enter, you are welcomed into a spacious reception room that exudes warmth and charm, perfect for entertaining guests or enjoying quiet evenings at home. The flat's pre-1900 origins add a touch of elegance, with features that reflect its rich history while still accommodating contemporary living.

One of the standout features of this property is the expansive 35 acres of private garden, providing a serene escape from the hustle and bustle of daily life. Imagine leisurely strolls through the lush greenery or hosting summer gatherings in this idyllic setting. Additionally, the personal courtyard accessible from the back door offers a private outdoor space for relaxation or al fresco dining.

For those with vehicles, the property includes parking for two, ensuring convenience for residents and visitors alike.

Caldecote is a picturesque location, offering a peaceful lifestyle while remaining within easy reach of local amenities and transport links. This flat presents a rare opportunity to own a piece of history in a tranquil setting, making it a must-see for anyone looking to invest in a unique and charming home.





General Description

Situated within 35 acres of varied and beautiful grounds, Alexanders offer to the market a beautiful two double bedroom ground floor apartment, forming part of the wonderful Caldecote Hall.

This magnificent Victorian mansion was built originally in 1880 and since has been converted into luxurious apartments with private access to 35 acres of designated green belt, protecting the area from future development. Many original features have been restored and maintained sympathetically within the grounds, including a rare Victorian fern garden, landscaped lake and pond. The River Anker forms a boundary to the East of the Estate.

Accommodation

Located in the East Wing of the former mansion, the apartment has two options for access via main entrance to the hall overlooking church or via small courtyard/terrace area to rear. This executive apartment benefits from restored sash windows and gas central heating. Expect to find elegant living accommodation updated and presented to the highest quality to comprise in brief; Kitchen with breakfast bar and separate pantry/utility area. Main living room with space for dining table and convenient wc for guests. Two bedrooms both with en suite facilities.

External

Externally residents may enjoy full use of the grounds which boasts private gated entry and two designated parking spaces located a stones throw from the property.

Method of Sale

The property is offered for sale by Private Treaty.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure

Leasehold: Remaining years 978

Service Charge - £3925.38 pa

Ground Rent - £150 pa

Local Authority

North Warwickshire Borough Council, Council House, South St, Atherstone CV9 1DE. Council Tax Band C.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.





Technical Information

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Plans and Boundaries

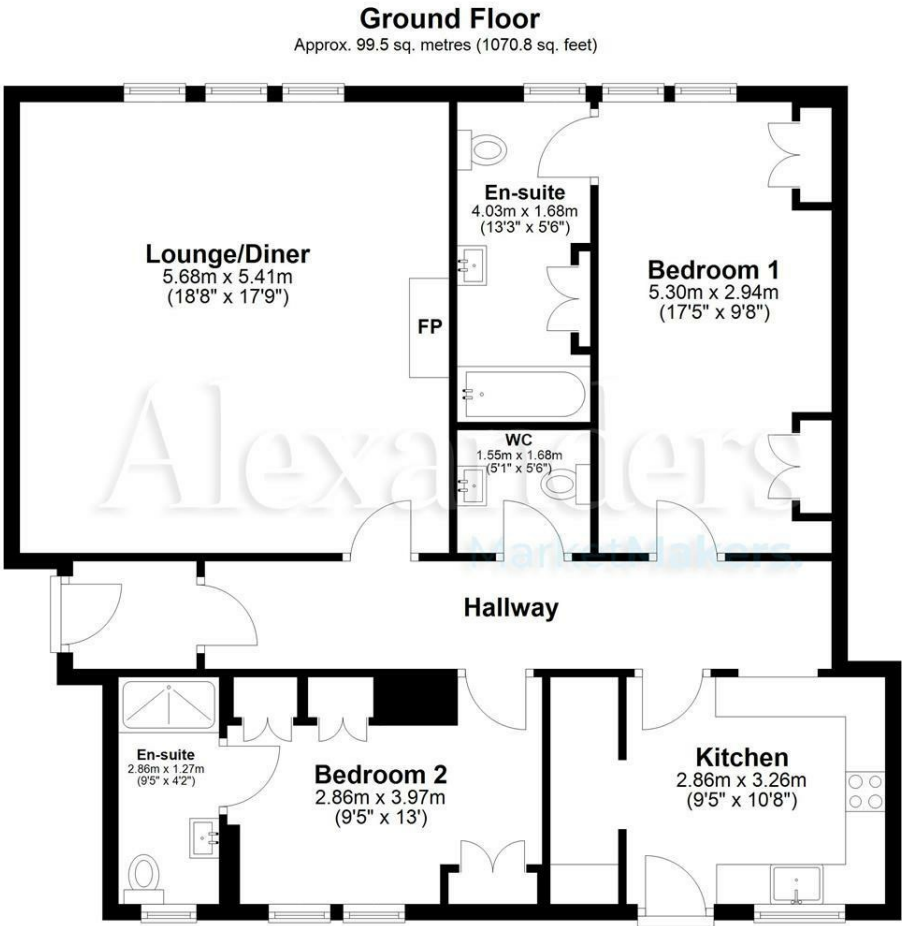
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



Total area: approx. 99.5 sq. metres (1070.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		



