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Coventry Road
Fillongley CV7 8ET

Bell Cottage

Nestled in the heart of the charming village of Fillongley, this exquisite five-bedroom Grade II listed cottage offers a delightful blend of character and modern living. Spanning an impressive 2400 square feet, the property boasts an abundance of space and charm, making it an ideal family home.

Upon entering, you are greeted by a spacious kitchen and breakfast room, perfect for family gatherings. The generous lounge and dining room, featuring a lovely bay window, provide a picturesque view of the beautifully maintained rear garden. Additionally, the property includes a separate annexe, which comprises a double bedroom, a lounge, and a shower room, offering versatile living options for guests or extended family.

The first floor houses four well-proportioned bedrooms, with the master bedroom being particularly spacious, ensuring comfort for all family members. A family bathroom completes this level, providing ample facilities for daily routines.

Externally, the property benefits from off-road parking and access to a single garage, enhancing convenience. The rear garden is a true highlight, featuring mature shrubs and trees that create a serene atmosphere and backs onto farm fields and extensive walks perfect for dog walking or an evening stroll.

Recent improvements include a new roof. It should also be noted that the loft space is vast with potential for further development if required. This cottage is not just a home; it is a lifestyle choice, offering a unique opportunity to enjoy the tranquillity of village life while being within easy reach of Coventry. This property is a must-see for those seeking a blend of history, space, and natural beauty.

The village has a GP Surgery, village hall, church, pre-school & many clubs for all ages. It has excellent road links with the M6, M40, Birmingham Airport & 15 mins from the proposed HS2 Interchange station when completed. Making this property one not to be missed!

selling quality
property since 1995









Dimensions

Ground Floor	Bedroom 4
Entrance Hall	2.90 x 2.70
Kitchen/Dining Room	Bathroom
5.20 x 4.28	Outside
Lounge/Dining Room	Garage
7.07 x 6.30	5.17 x 2.66
Shower Room	
Snug	
4.60 x 4.60	
Bedroom 5	
4.16 x 3.30	
Shower Room	
First Floor	
Master Bedroom	
6.10 x 5.78	
Bedroom 2	
4.40 x 4.63	
Bedroom 3	
6.15 x 4.90	

1ST FLOOR
1069 sq.ft. (99.3 sq.m.) approx.

LOUNGE/ DINING ROOM
22'2" x 20'6"
6.80m x 6.30m

KITCHEN/ DINING ROOM
17'1" x 14'1"
5.20m x 4.28m

HALL

BATHROOM

SHOWER ROOM

SNUG/ BEDROOM
15'8" x 10'10"
4.76m x 3.30m

SNUG
15'1" x 15'1"
4.60m x 4.60m

LANDING

BEDROOM
14'5" x 11'11"
4.40m x 3.63m

BEDROOM
9'5" x 8'0"
2.90m x 2.70m

BEDROOM
20'0" x 13'0"
6.10m x 5.78m

BEDROOM
20'2" x 16'1"
6.15m x 4.90m

GARAGE
17'0" x 8'9"
5.17m x 2.66m

GARAGE
148 sq.ft. (13.8 sq.m.) approx.

Energy Efficiency Rating		Current	Target
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>			
<p>Not energy efficient - higher running costs</p>			

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2006/102/EC



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