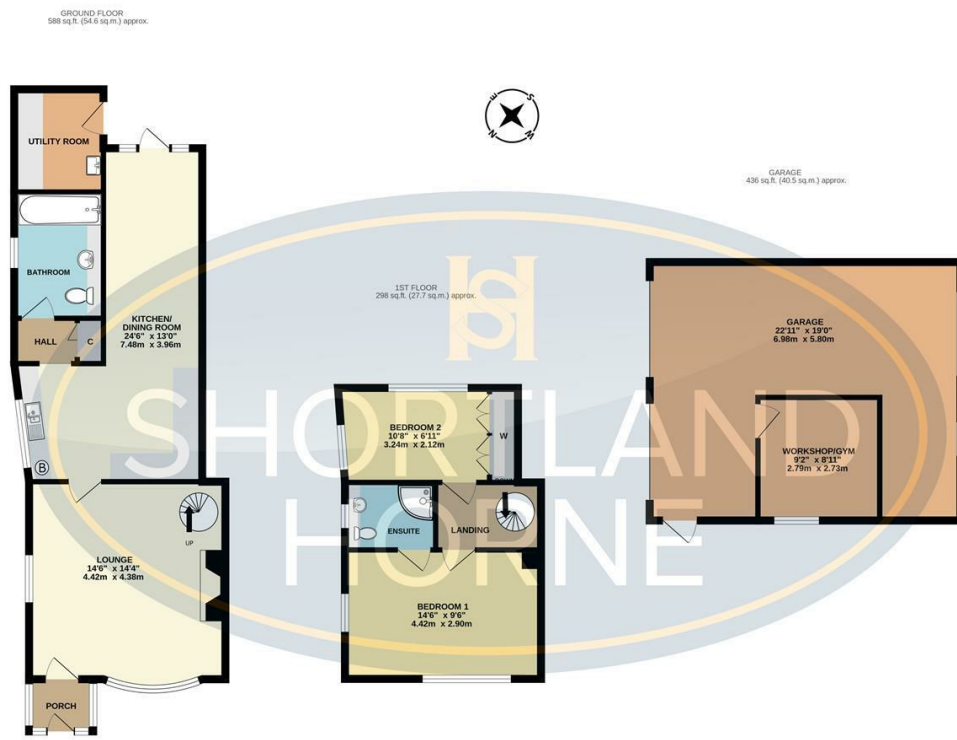


## Floor Plan



TOTAL FLOOR AREA: 1322 sq.ft. (122.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### DISCLAIMER

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

### Viewing

Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

### Purchase Procedure

It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

### Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Appliances

We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

### Referrals

If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.



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10 Euston Place, Leamington Spa CV32 4LJ

**call:** 02476 442 288  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**Barnacle CV7 9LE**





# £300,000 Offers Over

## Bedrooms 2 Bathrooms 1

There is something special about a cottage and 'Fox Cub' Cottage has all the character you would hope, mixed with a modern style, which makes this perfect blend for a stylish house hunter who doesn't want to live in a boring space. Plentiful with characterful features and offering a genuine feeling of home, this charming property invites you to stroll along the path, enveloped by the soothing scent of lavender plants in the front garden, before reaching the inviting porch. Kick off your shoes and hang your coats, preparing to step inside.

Upon entering, A warm welcome awaits immediately upon entry into the cosy and warm lounge. The perfect reading retreat, boasting carpet flooring and a beautiful brick-built fireplace. A spiral staircase gracefully ascends to the first floor, while a bay window floods the room with natural light.

The extended L-shaped kitchen/dining room exudes warmth with its wood beams and features ample shaker style oak cabinets. The dining table, currently positioned near the patio door, offers easy access to drift outside and back in again. This is a kitchen for the whole family to be together and enjoying time with each other.

Adjacent to the kitchen, an inner hall leads to the spacious downstairs bathroom, complete with a white 3-piece suite including a jacuzzi whirlpool bath, sink with vanity units, and WC. The room has been decorated to create a calm vibe for a long soak after a hard day.

Returning to the front room, ascend the stairs to the first floor, where the main bedroom awaits—a true sanctuary with ample space for a king-size bed, furniture, and the added luxury of an ensuite shower room. Bedroom 2, situated at the back of the home, benefits from a built-in wardrobe and offers bucolic views of the pretty garden below and the open greens beyond.

Step out onto your patio, where an immediate left leads to a fabulous utility/boot room. The moment you enter this courtyard garden, a sense of contentment washes over you. Whether it's day or night, enjoy complete privacy and the soothing melody of birdsong while surrounded by the delightful scent of beautiful plants.

Follow the slightly raised cobble area as the garden gracefully curves to the right, revealing a south facing, predominantly lawned area with a greenhouse and a pent metal shed, perfect for storing your gardening essentials. The garden's layout allows you to bask in sunlight throughout the day, all while maintaining your privacy.

Adding to its charm, the garden features two connecting garages, providing secure parking for vehicles along with workshop areas. These versatile spaces can be adapted to suit your needs and come equipped with electricity, an independent fuse board, and up-and-over doors (one electric). Private parking for two vehicles is available in front of the garages.

The pretty village of Barnacle, nestled in Warwickshire's countryside, offers a serene escape with its historic charm and close-knit community. Ancient churches, quaint cottages, and scenic footpaths define its landscape. Residents enjoy a peaceful atmosphere and easy access to urban amenities, making Barnacle an ideal blend of rural tranquility and modern convenience.

GOOD TO KNOW:  
 Tenure: Freehold  
 Vendors Position: Looking for a property to buy  
 Parking Arrangements: 2x garages with parking spaces in front



### GROUND FLOOR

Porch	
Lounge	14'6 x 14'4
Kitchen/Dining Room	24'6 x 13'
Inner Hall	
Bathroom	

### FIRST FLOOR

Landing

Bedroom 1	14'6 x 9'6
Bedroom 2	10'8 x 6'11
OUTSIDE	
Rear Garden	
Garage/Workshop/Gym	22'11 x 19'
Off-road Parking (in-front of garage)	
Front Garden	