







Discover the perfect blend of history and modern living in this beautifully situated, detached cottage dating back to the 18th century. Named after a lookout fort that originally safeguarded Warwick Castle, this charming residence boasts a unique position and heritage. Step inside to find a welcoming reception hall, cloakroom, and sitting/dining room. The lounge, enhanced by bi-fold doors, seamlessly connects to the outdoors. The modern, well-equipped breakfast kitchen, luxury ground-floor bathroom and two to three bedrooms offer comfort and versatility. The outside offers ample parking, a home office/studio, a workshop, a garden store, a tool shed, and professionally designed gardens, complete with a sun terrace and pergola. This cottage is truly a must-see! Energy rating E.

#### Location

2 Northfort Cottages is set amidst delightful South Warwickshire countryside yet is not isolated. It is situated just off Henley Road with the market towns of Warwick and Stratford upon Avon being easily accessible as are junction 15 of the M40 motorway and Warwick Parkway railway station which provide fast commuter links.

Nearby Norton Lindsey is a highly desirable semi-rural village, which benefits from an infant and junior school and the community-run village pub and shop.

#### Approach

Through a part double glazed entrance door with matching side screens into:

#### Welcoming Reception Hall

9'3" x 8'10" (2.84m x 2.71m)

Tiled floor with natural wood skirting, ceiling beams, radiator, and wall-mounted digital thermostat control panel; a turned staircase rises to the first floor. Latched doors lead to the sitting and dining rooms, opening to:

#### Inner Lobby

Built-in double-door shelved storage cupboard, down lighter and natural wood doors to the cloakroom and bathroom:

#### Cloakroom

White suite comprising WC, wash hand basin with storage cupboard below, tiled floor, radiator, downlighters, tunnel light and a double-glazed window.





### Bathroom

8'2" x 7'7" (2.49m x 2.32m)

White suite comprising wash basin with chrome mixer tap and double door storage cupboard below. Deep shower enclosure with Triton shower system and a full-depth glazed shower screen. Deep soaker bath with mixer tap and tiled sides and splashbacks, tiled floor, two chrome heated towel rails, downlighters, Velux roof lights and a double-glazed window.

### Cosy Lounge

11'5" x 10'2" (3.50m x 3.10m)

Projecting chimney breast with a recessed wood burner, ceiling beams, tiled floor with natural skirting, and vertical

radiator. Feature double-glazed bi-fold doors enjoying views and access to the gardens. Latched door to:

### Breakfast Kitchen

11'10" x 11'10" (3.63m x 3.62m)

The kitchen features an attractive range of matching base and eye-level units, complemented by stylish worktops and upturns. It includes a Franke single drainer sink unit with a mixer tap and rinse bowl. The cooking area is equipped with a Bosch induction hob, a Siemens extractor unit above, and a Siemens electric oven with a matching combi microwave overhead, along with storage cupboards both above and below. Additionally, the kitchen contains an integrated fridge/freezer, a slim-line dishwasher, and an adjacent

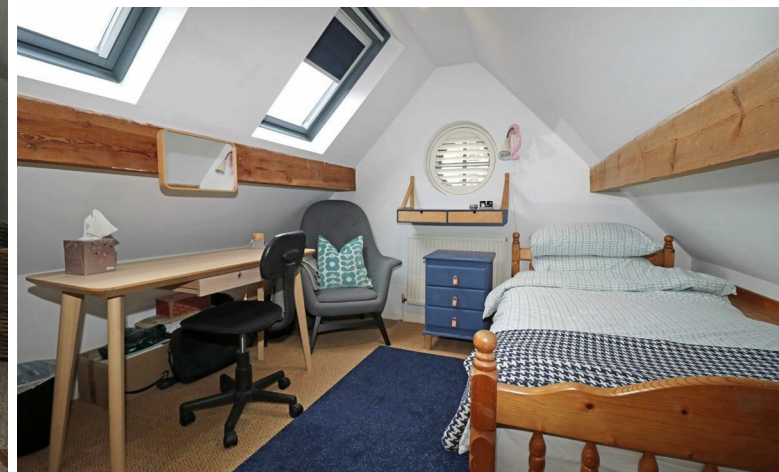
washing machine. There is also a pantry cupboard, a tiled floor, a radiator, and downlighters. The double-glazed windows at the side and front aspects are fitted with shutters, and a double-glazed stable door provides access to the front aspect and garden.

### Sitting/Dining Room

12'2" x 9'0" (3.73m x 2.76m)

The room features a tiled floor with natural skirting, a radiator, and a double-glazed window at the front with fitted shutters. A striking Inglenook-style fireplace is the centrepiece, complete with a recessed wood burner, a clay-tiled surround, and a chimney breast adorned with a tiled hearth. There are also display shelves on either side of the fireplace, along with a double-glazed window at the rear that has fitted shutters.





### First Floor Landing

Angled ceilings incorporating a double-glazed roof light, with a dormer window to the rear. Eaves wardrobes/storage and latched doors to:

### Bedroom One

12'3" x 11'5" (3.75m x 3.50m )

Angled ceilings with exposed timbers, radiator, double glazed roof-light and a double glazed dormer window.

### Bedroom Two

12'3" x 9'0" (3.75m x 2.76m)

Angled ceilings, exposed timbers and a double glazed dormer window with shutters.

### Bedroom Three/Study

10'9" x 6'2" x 10'4" into eaves (3.30m x 1.88m x 3.17m into eaves )

Angled ceiling with exposed beams, downlighters, feature porthole window to side aspect with bespoke shutters. Two Velux double-glazed roof lights with fitted blinds.

### Gardens & Grounds

The property is located off Brittons Lane which is a country lane that connects Lower Norton & Norton Lindsey. Wooden gates provide access to the extensive driveway which provides ample parking facilities. The garden area was expertly designed and installed by NKD Garden & Landscape Design in 2021. It features a diverse selection of over 600

perennial plants chosen for their ability to provide colour and structure throughout the year. Additionally, the garden includes a small woodland area that showcases a collection of Himalayan Birch trees.

### Outbuildings

Which also includes a garden store shed and tool shed.

### Home Office/Studio

10'2" 6'10" (3.10m 2.10m )

The office is fully insulated and includes an oak desk and chair, bookshelves and storage units. Electrical L.E.D. lighting, sockets and an electrical wall heater are included.





#### LIFE-LONG Steel Workshop

The workshop comprises three internal spaces, incorporating workshop benches and shelved storage areas. Electrical lighting, sockets and a heater are included.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services

Mains electricity and water are connected to the property. Heating is by way of an oil-fired system. As detailed in the title registers of both properties, No1 and No2 Northfort Cottage are serviced by a shared (traditional gravity-fed, brick-built)

septic tank that lies in the neighbouring property's land. The title deeds express the responsibility for the upkeep of the septic tank as shared between the two homeowners. This requires the tank to be emptied on an annual basis with the most recent two bills (Spring 2023 and 2024) standing at £80 (per year) for each of the two cottages. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

The property is in Council Tax Band "E" - Warwick District Council

Postcode  
CV35 8RA











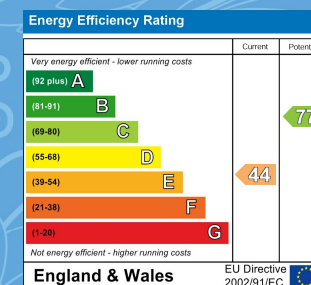


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## Ground Floor

Approx. 58.3 sq. metres (627.7 sq. feet)



## First Floor

Approx. 47.4 sq. metres (509.8 sq. feet)



Total area: approx. 105.7 sq. metres (1137.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact