



Orchard House Appleby Hill, Austrey Atherstone

Orchard House Appleby Hill, Austrey Atherstone CV9 3ER

for sale
£720,000



Property Description

The home is easily accessed and begins with a spacious driveway for multiple cars that sits between the home itself and the large garage that also boasts a self contained annex above.

The gorgeous main residence offers a welcoming entrance porch and hallway which gives access to the Kitchen / Dining room, spacious utility room, large lounge / family room and a guest WC. In addition there is a home office downstairs and a play room- both of which could be re-purposed as needed.

Upstairs can be accessed either from the main hall or from a separate staircase in the office which formed the ground floor of what once would have been a separate cottage. There are Five bedrooms accessed independently on the first floor. A sixth bedroom leads off from the principal bedroom that would be ideal as a nursery, having one of the three upstairs washrooms sitting between the two rooms.

The loft is accessible via stairs off the main landing and the home sits in a good sized, well maintained rear garden.

Side Porch

Double glazed windows to all elevations and door to side entry.

Entrance Hallway

Central heating radiator.

Guest W.C

Double glazed window to side elevation, W.C, wash hand basin and central heating radiator.

Study

14' 11" x 11' 8" (4.55m x 3.56m)
Double glazed windows to front and rear elevations and door to side porch.

Lounge

23' 11" x 14' 1" (7.29m x 4.29m)
Double glazed window to side and rear elevations, inglenook fireplace and two central heating radiators.

Dining Room

14' 5" max to bay x 9' 1" (4.39m max to bay x 2.77m)
Double glazed bay window to side elevation, central heating radiator and door to pantry.

Kitchen

11' 1" x 12' 4" (3.38m x 3.76m)
Double glazed windows to front and side elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, tower oven, grill and electric hob.

Utillity Room

11' 4" x 9' 3" (3.45m x 2.82m)

Double glazed window to side elevation, a range of wall and base units with sink and drainer unit and boiler.

Conservatory

10' x 13' (3.05m x 3.96m)

Triple glazed windows to all elevations, french doors to rear elevation and central heating radiator.

Bedroom One

14' 8" max ito bay x 18' 3" into door recess (4.47m max ito bay x 5.56m into door recess)

Double glazed bay window to side elevation, double glazed window to rear elevation, fitted wardrobes and central heating radiator.

En-Suite

Double glazed window to side elevation, central heating radiator, paneled bath, shower cubicle, W.C and wash hand basin.

En-Suite

Double glazed window to side elevation, central heating radiator, paneled bath, shower cubicle, W.C and wash hand basin.

Bedroom Two

14' 1" max x 19' max to door (4.29m max x 5.79m max to door)

Double glazed windows to side and rear elevations and central heating radiator.

Bedroom Three

12' x 9' (3.66m x 2.74m)

Double glazed window to side elevation.

Bedroom Four

12' 6" x 14' 3" max into bay (3.81m x 4.34m max into bay)

Double glazed bay window to side elevation, central heating radiator and fitted wardrobe.

Shower Room

Double glazed window to side elevation, W.C, wash hand basin and central heating radiator.

Bedroom Five

10' 9" x 11' 3" max (3.28m x 3.43m max)

Double glazed window to front and side elevations and central heating radiator.

Bedroom Six

9' 10" x 7' 7" (3.00m x 2.31m)

Double glazed window to side elevation and central heating radiator.

Bathroom

Double glazed window to front elevation, W.C, wash hand basin and paneled bath.

Garage

Spacious garage with accommodation above comprising of a living / kitchen area, separate bedroom and separate washroom.

Garden

Recently relaid patio area and large lawn with mature trees and shrubbery.





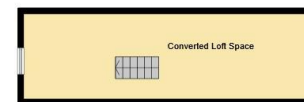




Ground Floor



First Floor



Second Floor



Garage Ground Floor



Garage First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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