



Hope Cottage

Ullenhall, B95 5PA

Andrew Grant

Hope Cottage

Ullenhall, Henley-in-Arden, B95 5PA

3 Bedrooms 2 Bathrooms 3 Reception Rooms

A captivating semi-detached village cottage offering characterful accommodation and an extensive garden within the Warwickshire countryside.

- This immensely attractive chain free cottage combines period character with recent improvements including new front windows and a newly defined reception room.
- The open plan kitchen and family room creates a generous everyday setting with exposed beams a fireplace and direct connections to the orangery and garden.
- Three double bedrooms occupy the first floor alongside an expansive bathroom with a freestanding claw foot bath separate shower and characterful beamed ceilings.
- A series of established outdoor spaces progresses from the sheltered patio to an extensive lawn framed by mature planting and featuring a summer house.
- Residents' on-street parking accompanies the cottage providing a valuable practical feature within its attractive village setting close to the surrounding Warwickshire countryside.
- Ullenhall offers a picturesque rural setting with a welcoming village community while nearby Henley-in-Arden provides shops cafés restaurants schools and everyday amenities.

1388 sq ft (129.02 sq m)





The kitchen

The kitchen forms the practical heart of the open plan living space with Shaker style units arranged beneath extensive work surfaces. A Belfast style sink sits adjacent to an integrated double oven, hob and extractor hood, while exposed beams continue the cottage character. An internal window looks into the orangery and a part glazed door opens directly onto the rear garden.







The family room

Generously proportioned for everyday relaxation and entertaining, the family room flows openly into the adjoining kitchen. Exposed beams, wooden flooring and a fireplace bring warmth and character to the space. French doors provide a direct connection with the orangery extending the principal living accommodation towards the garden.





The orangery

The orangery provides a welcoming dining area overlooking the established rear garden. A lantern roof rises above the room while windows and French doors create a strong connection with the patio beyond. Internal doors lead to both the utility and shower room, making this a useful link between the principal accommodation and supporting spaces.





The sitting room

Rich in cottage character, the sitting room offers a comfortable setting for quieter relaxation. Quarry tiled flooring and an exposed brick fireplace establish the room's traditional identity, with a substantial ceiling beam continuing overhead. Its position between the front entrance and family room creates an easy progression through the ground floor.





The front room

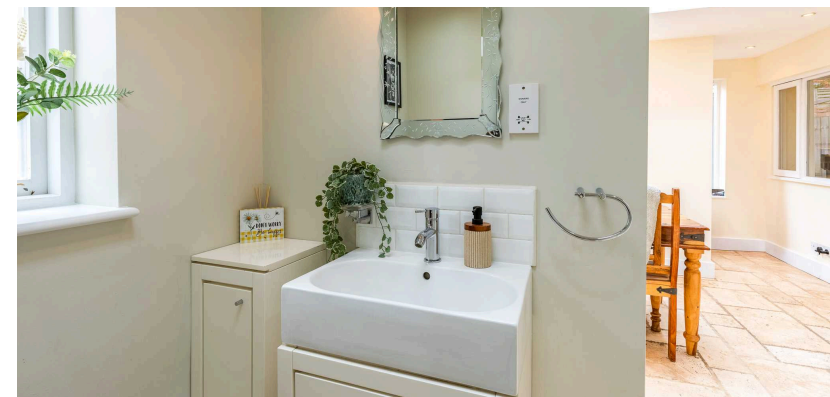
Quarry tiled flooring, exposed brickwork and a character fireplace give this room a strong individual presence, while exposed ceiling timbers reinforce its period appeal. This room provides a greater separation from the adjoining accommodation.





The shower room and utility

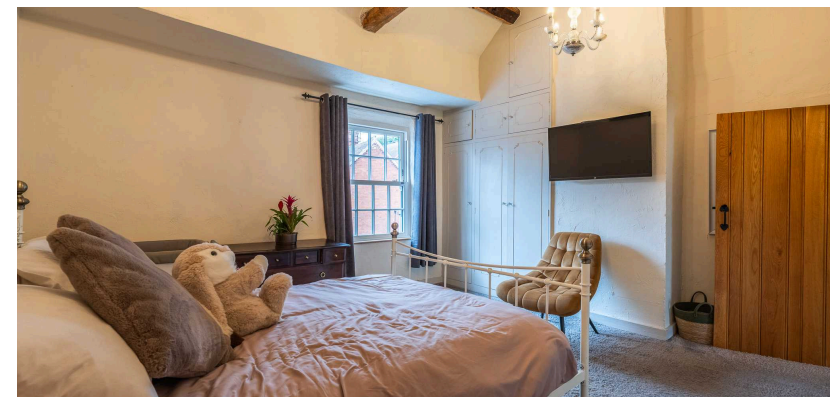
Practical supporting facilities are arranged beside the orangery with a separate shower room and utility. The shower room includes a corner shower enclosure, washbasin and WC, complemented by metro style tiling. The adjoining utility provides dedicated space for laundry appliances, keeping household functions apart from the main kitchen.





The primary bedroom

A vaulted ceiling with exposed beams gives the primary bedroom an impressive sense of height and enduring character. The proportions comfortably accommodate a double bed alongside useful fitted wardrobes, while a front facing window forms an attractive feature within the room.





The second bedroom

The second bedroom is another generous double room, distinguished by its high beamed ceiling. A front facing window sits beneath the sloping roofline, complementing the traditional form of the cottage. Its balanced proportions and built-in wardrobes provide flexibility for bedroom furniture and everyday use, without compromising the room's individual character.



The third bedroom

Overlooking the rear garden, the third bedroom completes the trio of double bedrooms. Its quieter position and practical proportions allow the room to serve equally well as sleeping accommodation or a home office.



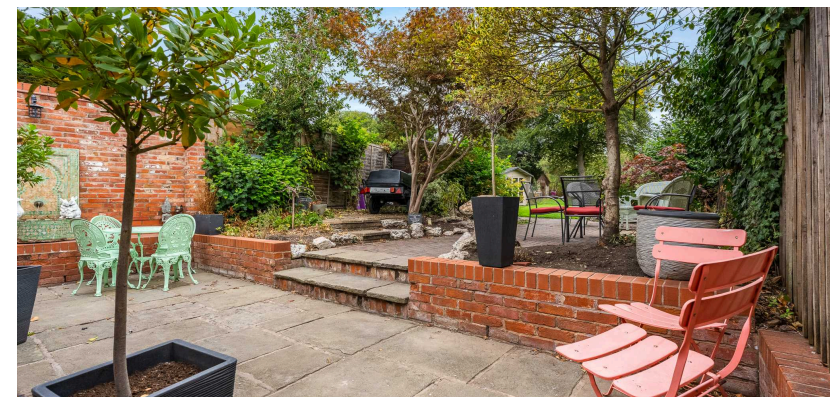
The bathroom

The expansive bathroom combines generous proportions with features sympathetic to the cottage. A freestanding claw foot bath creates the focal point, accompanied by a separate shower enclosure, pedestal washbasin and WC.



The patio

Immediately behind the cottage, a substantial patio creates a series of sheltered areas for outdoor dining and relaxation. Brick walling, established planting and mature trees lend definition to the space, with broad steps rising through the different levels. The arrangement forms an attractive transition between the orangery and the main garden.







The garden

The extensive rear garden is a defining feature of Hope Cottage, with a broad lawn extending beyond the patio. Mature trees, shrubs and planted borders create an established setting, while a summerhouse and additional outbuildings provide valuable storage and future potential.





Location

Ullenhall is a picturesque Warwickshire village surrounded by countryside and characterised by traditional cottages and substantial homes. Its village hall supports a welcoming community with local clubs and activities while the surrounding lanes and footpaths provide opportunities for walking and cycling. Nearby Henley-in-Arden has a historic high street with independent shops, cafés, public houses, restaurants and everyday amenities alongside primary and secondary schooling. More extensive shopping is available in Warwick and Stratford-upon-Avon. Despite its rural setting, the village is well placed for access to major road connections serving Birmingham and the wider region.

Services

The property benefits from mains electricity, water and drainage. There is also oil-fired central heating.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band F.



Hope Cottage, Ullenhall, HENLEY-IN-ARDEN B95 5PA



Approx. Gross Internal Floor Area 1388 sq. ft / 129.02 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com