



EARLES
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Perry Mill Cottage

**2 Perry Mill Cottages,
Perry Mill Lane, Ullenhall, Warwickshire, B95 5RN
Asking Price £450,000**

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

Situated in the delightful location of Ullenhall, this charming mid-terraced Victorian cottage offers a well-presented interior with scope for personalisation and potential for development within the grounds (subject to the necessary planning permissions being sought). Additionally, the property formerly had three bedrooms, but is currently configured as two, with the option to convert back to three bedrooms, if so required.

The present accommodation briefly comprises; two bedrooms, one bathroom with separate WC, one reception room, dining kitchen, and downstairs WC. Outside, there is an extensive South-East facing garden featuring patio, lawn and orchard areas, plus, a substantial workshop/store room (in need of refurbishment, with excellent potential for garaging/workshop/home office) and ample off-road parking. This property is also being offered for sale with no onward chain.

Ullenhall is an idyllic village set amongst the glorious Warwickshire countryside. The centre of the village boasts a thriving pub ("The Winged Spur"), active village hall, fine parish church, tennis club, and adjoining recreational fields. It lies within easy access of the A435, which, in turn, provides fast links to the M5, M40 and M42 motorways. In addition, the village is located approximately 2 miles to the West of the popular and picturesque former market town of Henley-in-Arden, with its wide range of shopping and recreational facilities, and further amenities to include; dentist, medical centre, primary and secondary schools, and railway station ("Henley-in-Arden"), which offers regular trains to Birmingham City Centre and Stratford-upon-Avon.



This property is set back from the road behind a paved foregarden housing a range of raised flower beds, plants, shrubs and trees. A shared gravelled footpath leads to the timber glazed leaded light front door, which opens into:

Entrance Hall

15'1" x 9'2" (max) (4.60m x 2.80m (max))

With turned staircase rising to the first floor, understairs storage cupboard, feature decorative cast iron fireplace with quarry slate hearth, and tiled flooring. Door into:

Downstairs Cloakroom

4'3" x 2'11" (1.30m x 0.90m)

With low level WC with concealed cistern, vanity unit with inset wash hand basin and chrome mixer tap over, extractor fan, and tiling to splashback areas.

Living Room

16'4" x 13'1" (5.00m x 4.00m)

With feature coving to the ceiling, UPVC double glazed window to the front, stained glass window to the rear, feature Inglenook fireplace with inset log burner stove, quarry tiled hearth and timber mantelpiece over, and solid wood strip flooring. Door into:

Dining Kitchen

18'0" x 10'9" (5.50m x 3.30m)

With UPVC double glazed window to the rear, part-glazed timber stable door leading to the rear garden, fitted kitchen with a range of wall, drawer and base units with roll top work surfaces over, inset stainless steel sink with chrome mixer tap over, space for a freestanding cooker, space for a fridge, integrated freezer, space and plumbing for a dishwasher, space and plumbing for a washing machine, pull-out larder unit with wire rack shelving, double doors to a storage cupboard, stone tiling to splashback areas, and tiled flooring.

First Floor Landing

With feature glazed leaded light window to the front. Door into:

Bedroom One

18'0" x 10'9" (5.50m x 3.30m)

As mentioned in the summary, this room was previously divided into two smaller bedrooms and can be converted back to that layout, if so desired.

With UPVC double glazed windows to the rear and fitted wardrobes with hanging rails, shelving and storage cupboards above. Door into:

Storage Area

This space could be utilised as a small study/workroom/storage area or simply incorporated into the bedroom.

With fitted shelving.

Bedroom Two

13'1" x 10'2" (4.00m x 3.10m)

With UPVC double glazed window to the front, feature decorative fireplace, and radiator.

Bathroom

9'2" x 6'2" (2.80m x 1.90m)

With obscure glazed window to the rear, large walk-in shower with glazed shower screen and "Triton T80 Easi-Fit" electric shower over, wall mounted wash hand basin with chrome mixer tap over, tiling to splashback areas, and radiator.

Separate WC

4'11" x 2'11" (1.50m x 0.90m)

With low level WC and tiling to splashback areas.

Airing Cupboard

Housing the hot water tank with shelving above.

South-East Facing Rear Garden

Immediately at the rear of the property, there is a delightful low maintenance cottage garden, which is mainly laid to patio with a number of raised beds housing a wide range of flowers, plants, shrubs, and trees. There is also a timber shed and outdoor cold water tap. Behind this area, there is a gravelled area with a number of mature trees and steps lead to a small picket gate that gives access to a large lawned garden with a variety of different species of trees. A further timber gate leads to the garage and parking area.

Workshop

21'11" (max) x 19'8" (max) (6.70m (max) x 6.00m (max))

In need of renovation - Of brick construction; with corrugated sheet roofing and glazed windows to the sides. Door into:

Store Room (Former Garage)

In need of renovation - With glazed windows to the sides.

Parking

To the rear of the property, there is a block paved area providing off-road parking for two motor vehicles.

Additional Information

Broadband and Mobile:

Superfast broadband speed is available in the area, with a predicted highest available download speed of 32 Mbps and a highest available upload speed of 6 Mbps. Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Likely' and the indoor availability being rated mostly 'Likely'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band D

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Flood Risk:

This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Services:

Mains drainage, electricity and water are connected to the property. The heating is via electric heaters.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:

Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		78	
	42		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Ground Floor

Approx. 72.2 sq. metres (777.0 sq. feet)



First Floor

Approx. 49.4 sq. metres (532.1 sq. feet)



Total area: approx. 121.6 sq. metres (1309.1 sq. feet)

