



Pipe Lane, Orton-On-The-Hill, Atherstone

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Property Description

This immaculately presented Grade II listed family home has been lovingly maintained and sympathetically enhanced, retaining a wealth of original features including exposed beams and characterful architectural details that celebrate the property's rich heritage.

The accommodation is both spacious and versatile, centred around an impressive open-plan kitchen/diner which forms the heart of the home, providing an ideal space for modern family living and entertaining. Complementing this is a generous living room filled with character and a separate dining room, offering excellent flexibility for both formal and informal occasions. A useful utility area and ground floor cloakroom complete the downstairs accommodation.

To the first floor, the property offers three substantial double bedrooms. The principal bedroom benefits from an en-suite bathroom, whilst the remaining bedrooms are also served by en-suite shower facilities, creating an enviable level of comfort and practicality for family members and guests alike.

Externally, the property continues to impress. The beautifully landscaped gardens have been thoughtfully designed to create a peaceful and attractive outdoor retreat, with an abundance of space for entertaining, relaxing and enjoying the surroundings. A large detached garage with a mezzanine provides excellent storage and workshop potential, complemented by generous parking facilities.

Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Hallway

Entrance hall with doors to the guest w.c. and kitchen / diner.

Kitchen Diner

Stunning fitted kitchen diner with high end fit and finish that includes storage units, worktops and dining space. Roof window and spot lights make this a bright room and this room also enjoys access to the rear garden.

Inner Hall

Stairs to bedrooms one and three and door to the dining room.

Dining Room

Dual aspect room with windows to the front and the rear of the home.

Living Room

Windows to the front and rear, working fireplace and stairs to bedroom two.

Guest W.C.

Low level W.C., wash hand basin and window to the front.

Bedroom One

Spacious double bedroom with a window overlooking the rear garden, fitted wardrobe and a door to an en suite bathroom.

En Suite

Panel bath with low level W.C and wash hand basin.

Bedroom Two

Fitted wardrobe with additional storage cupboard and door to en suite.

En Suite

Walk in shower, low level W.C and wash hand basin.

Bedroom Three

Window overlooking the front and rear and door to en suite.

En Suite

Walk in shower, low level W.C. and a wash hand basin.

Garage

Large workshop / garage space with ample room for parking, with power lighting and plumbing and stairs leading to a separate useful mezzanine.

Rear Garden

Thoughtful and attractive landscaped rear garden with seating areas and mature planted beds.





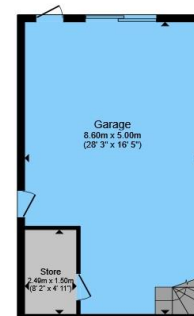




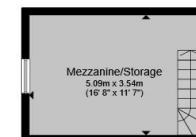
Ground Floor



First Floor



Outbuilding Ground Floor



Outbuilding First Floor

Total floor area 232.8 m² (2,505 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: C Council Tax
Band: F

Tenure: Freehold

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