



Glebe House, Watling Street, Nuneaton, Warwickshire, CV10 0SB

HOWKINS &
HARRISON



Glebe House,
Watling Street Nuneaton,
Warwickshire, CV10 0SB

Guide Price: £1,250,000

Glebe House is an elegant and beautifully presented period residence, combining generous room proportions with tasteful modern enhancements and a superb semi-rural setting on the edge of Nuneaton.

Approached through electrically operated gates and set within extensive 2.63 acre mature grounds, the property offers over 4,000 sq ft of versatile accommodation including three impressive reception rooms, a striking vaulted kitchen, five first floor bedrooms, two with en-suites and a family bathroom. In addition to the principal house, the property benefits from a detached double garage, a self-contained annexe, brick-built garden building with adjoining greenhouse and a double stable block, creating exceptional flexibility for multi-generational living, home working, leisure or equestrian use.

This is a rare opportunity to acquire a substantial and well-appointed home that successfully blends character, comfort and convenience in a highly desirable location.



Location

Glebe House occupies a superb position on the historic Watling Street, combining a semi-rural outlook with exceptional convenience. Everyday amenities are close by in Hartshill, Mancetter and Nuneaton, with the town centre offering a full range of shops, cafés and services. The area is well regarded for its schooling and immediate access to open countryside, while commuters benefit from excellent connectivity via the A5, M42 and M6, together with regular rail services from Nuneaton to Birmingham, Coventry and London. It is an ideal location for those seeking space and privacy without sacrificing transport links or day-to-day convenience.

Travel Distances

Atherstone & mainline railway station – 4 miles
Hinckley – 8 miles
Coventry – 11 miles
Birmingham City Centre – 20 miles
Nuneaton Railway Station – 2.5 miles (services to Birmingham, Coventry & London)
Birmingham Airport – 17 miles



Accommodation Details – Ground Floor

The front door opens into an entrance porch, where double doors lead through into a welcoming central hallway. Off to the left is the living room, a bright and versatile space with two sets of French doors opening onto the side terrace, creating an immediate sense of light and connection with the gardens. Towards the rear of the hallway, the accommodation opens into a superb 20ft dual-aspect sitting room with impressive glazed roof lantern, French doors draw the eye straight out to the rear garden, while additional windows to the side ensure this is a beautifully balanced and inviting everyday living space. To the right of the hallway lies the showpiece of the home, an impressive open-plan kitchen/breakfast/dining area. The kitchen is centred around a matching island with glazed roof lights above that fill the room with natural light, complemented by extensive oak framed cabinetry and an oil fired Aga. The adjoining dining area continues the sense of openness, with bi-folding doors leading to the rear terrace, and an additional door to the front, creating a wonderfully flexible layout for both family life and entertaining.

Completing the ground floor is a separate formal dining room, together with a practical utility room and a separate WC with a generous store cupboard and adjacent to the sitting room is a useful pool shower room, accessed from outside.





First Floor

The staircase rises to a spacious landing, where a large walk-in store cupboard provides excellent additional storage. Bedroom one is positioned to the front of the house and benefits from its own en-suite shower room. Bedrooms two is located to the rear having dual aspect windows and an en-suite shower room. Bedrooms three, four and five lie to the left-hand side of the layout, completing the generous bedroom provision. All rooms are served by the four-piece family bathroom, which includes a bath and a separate corner shower cubicle.

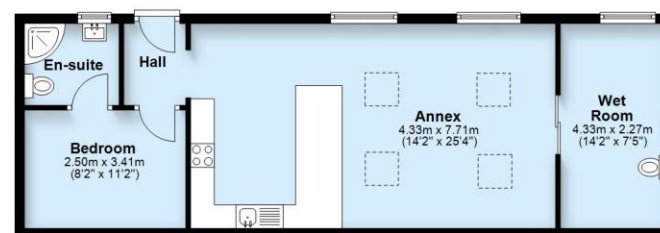
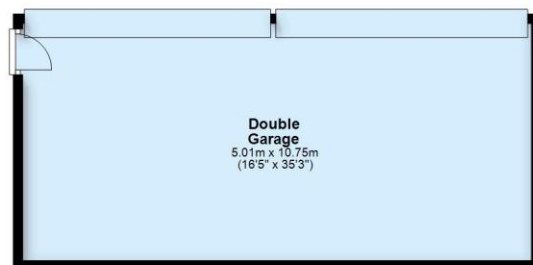
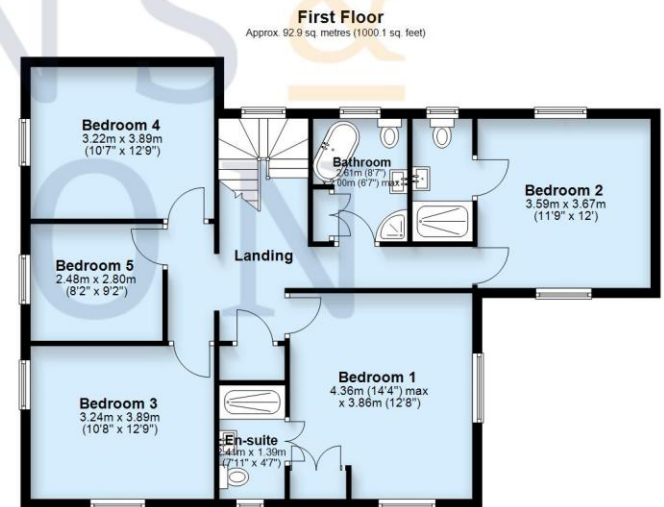
Features

- Elegant period home with modern enhancements
- Three separate reception rooms
- Impressive open plan kitchen
- Five bedrooms, two with en-suites
- Four-piece family bathroom with freestanding bath
- Self-contained annexe with open-plan living
- Landscaped gardens and outdoor pool
- Detached stable block, brick outbuilding & greenhouse
- Set within 2.63 acres, ideal equestrian use
- Superb semi rural location, ideal for commuters





Ground Floor
Approx. 280.3 sq. metres (3017.5 sq. feet)



Total area: approx. 373.2 sq. metres (4017.6 sq. feet)

Self Contained Annexe

The self-contained annexe is positioned to the right side of the main house, with its own entrance from the driveway, making it ideal for extended family, guests or independent living. The entrance hall leads into a superb open-plan living, kitchen and dining space. This vaulted room features exposed beams and skylight windows, creating a bright, characterful environment. Also off the hallway, a door leads through to a comfortable double bedroom with its own en-suite shower room. In addition, the annexe benefits from a separate wet room, enhancing flexibility and practicality for day-to-day use.



Outside, Gardens and Grounds

Glebe House is approached directly from Watling Street via a driveway flanked by paddocks and mature trees. Through a pair of impressive brick pillars with electrically operated wrought-iron gates the gravelled driveway is flanked by lawns and mature trees, drawing the eye towards the house and outbuildings. Closer to the property, the drive opens into a generous parking and turning area in front of the main house, with ample space for several vehicles. The front elevation is particularly attractive, with a formal entrance and neatly clipped hedging framing a wide paved terrace. Pathways continue around the house, linking a series of distinct garden areas. To one side, a walled courtyard-style garden provides a sheltered space with planting beds and seating, ideal for more private outdoor entertaining. Set just in front of the main house is a detached double garage. Pathways lead through to the principal rear garden, where the layout opens out around a superb outdoor swimming pool. The pool is surrounded by a broad paved terrace, with established borders, shrubs and small trees softening the edges and creating a wonderfully Mediterranean feel, complemented by pergolas and further seating areas.

Beyond the formal gardens, the grounds extend into more open lawned areas and paddock-style land, enclosed by mature hedging and fencing, with far-reaching views over surrounding farmland. Together with a brick-built garden building offering excellent storage and hobby space, adjoining greenhouse and a double stable block (9.6m x 4.8m), this provides both a beautiful backdrop and a practical space for recreation or small-scale livestock, while maintaining a strong sense of privacy.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on [Tel:01827-718021](tel:01827-718021) Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested by the agents. We are advised that the property is connected to mains water and electricity. Heating is provided via a combination of an oil-fired system and an air source heat pump, with drainage to a septic tank. Broadband is available at the property, and fully owned solar panels are also installed.

Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax

Band- G

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AWAITING EPC



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