



Rectory Cottage
Grendon | Atherstone | Coventry | Warwickshire | CV9 3DN

STEP INSIDE

Rectory Cottage

A characterful four-bedroom detached canal side cottage, set on a 1/3 acre plot, with separate self-contained one bedroom annex. Steeped in history, this home offers original features, a recently fitted contemporary kitchen, and a striking wine cellar.

Accommodation Summary

Ground Floor

Entering through the front door and stepping beyond the porch, you are welcomed into a charming snug featuring an open fireplace housing an ornate wood burner, immediately creating a warm and inviting atmosphere.

An inner hallway leads to a useful downstairs WC, whilst a short flight of steps rises into the beautifully designed kitchen, which has been recently upgraded and thoughtfully extended to create a spacious and light-filled heart of the home. Well-appointed and carefully arranged, the modern kitchen benefits from underfloor heating and features contemporary cabinetry, quartz-effect worktops and a range-style cooker, while a central island offers generous preparation space and forms a natural focal point for this sociable part of the home.

A discreet door from the kitchen provides access to a fully tanked wine cellar, currently used for wine storage. This generous space offers excellent storage and potential for a variety of additional uses.

From the kitchen, another doorway leads through to the characterful dining room, a wonderful setting for gatherings and entertaining. Rich in period charm, the room features attractive arched windows, traditional flagged flooring and an impressive fireplace that creates a striking focal point.

The dining room flows naturally into the main sitting room, creating an effortless connection between the principal living spaces. A further reception room, currently used as a study, provides an ideal space for home working, quiet relaxation or informal entertaining.

With exposed beams, striking fireplaces and arched windows throughout, these rooms beautifully reflect the property's heritage and historic character, offering a tangible reminder of its former life as the village public house.

Completing the ground floor accommodation is a delightful garden room, a bright and tranquil space with tiled flooring and an abundance of natural light. Overlooking the surrounding gardens, this inviting room is also fitted with underfloor heating and provides the perfect place to relax and enjoy views of the outdoor setting throughout the seasons.





First Floor

Upstairs, the home's distinctive sense of character continues, with the property's heritage evident in a wealth of charming period features including exposed timbers, attractive arched windows and original fireplaces.

A split-level layout further enhances the home's individuality, a reminder of the building's historic origins. The four comfortable bedrooms are all well-proportioned, each enjoying pleasant outlooks across the gardens or towards the canal.

The spacious family bathroom features a freestanding bath and traditional fittings, creating an in-keeping relaxing and characterful space.





STEP OUTSIDE

Rectory Cottage

The property sits within approximately one third of an acre, the charming gardens are mature and well established, offering a mixture of lawn, planting and private outdoor space ideal for relaxing, entertaining and family life.

Within the gardens sits a hidden retreat, affectionately known by the current owners as "The Hobbit", this self-contained one-bedroom annex provides a highly versatile space, complete with its own kitchenette, bedroom and bathroom facilities, along with an additional area currently used as a home gym, it offers excellent potential for guest accommodation, a studio or a home workspace.

The generous plot offers versatility and considerable scope for further development if desired, subject to appropriate planning permission.

To the rear of the property there is gated access providing parking for up to four vehicles.

The nearby canal enhances the peaceful setting, offering scenic walks and a tranquil outlook.

Location

Rectory Cottage is situated on Spon Lane in the desirable village of Grendon, a charming Warwickshire village surrounded by open countryside.

The area offers a wonderful balance of rural living while remaining well connected. Nearby market towns such as Atherstone and Nuneaton provide a range of shops, restaurants and everyday amenities.

The surrounding countryside and canal network offer excellent walking and cycling routes, while transport links including the A5, M42 and M6 provide convenient access to the wider Midlands including Birmingham, Coventry and Leicester.

Rail services from nearby stations also provide links into London and major regional centres, making the location ideal for commuters seeking a peaceful village lifestyle.





INFORMATION

Services, Utilities & Property Information

Tenure - Freehold
Council Tax Band - F, North Warwickshire
EPC Rating - E
Property Construction - Standard Brick & Tile
Electricity Supply - Mains
Water Supply - Mains
Drainage & Sewerage - Private Supply, Septic Tank
Heating - Mains Gas
Broadband - FTTP is available in the area, we advised you to check with your provider
Mobile Signal/Coverage - 5G mobile signal is available in the area, we advise you to check with your provider
Parking - Off road gated parking available for up to 4 vehicles.

Note

We are advised by the vendors that the stained-glass windows installed in the garden room will be removed prior to completion and replaced with standard glazing.

Directions

Postcode: CV9 3DN / What3Words: outsiders.reflected.elite
Agents Notes (please do not add to or amend this paragraph, to be added to all brochures and portals)

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.

Viewing Arrangements

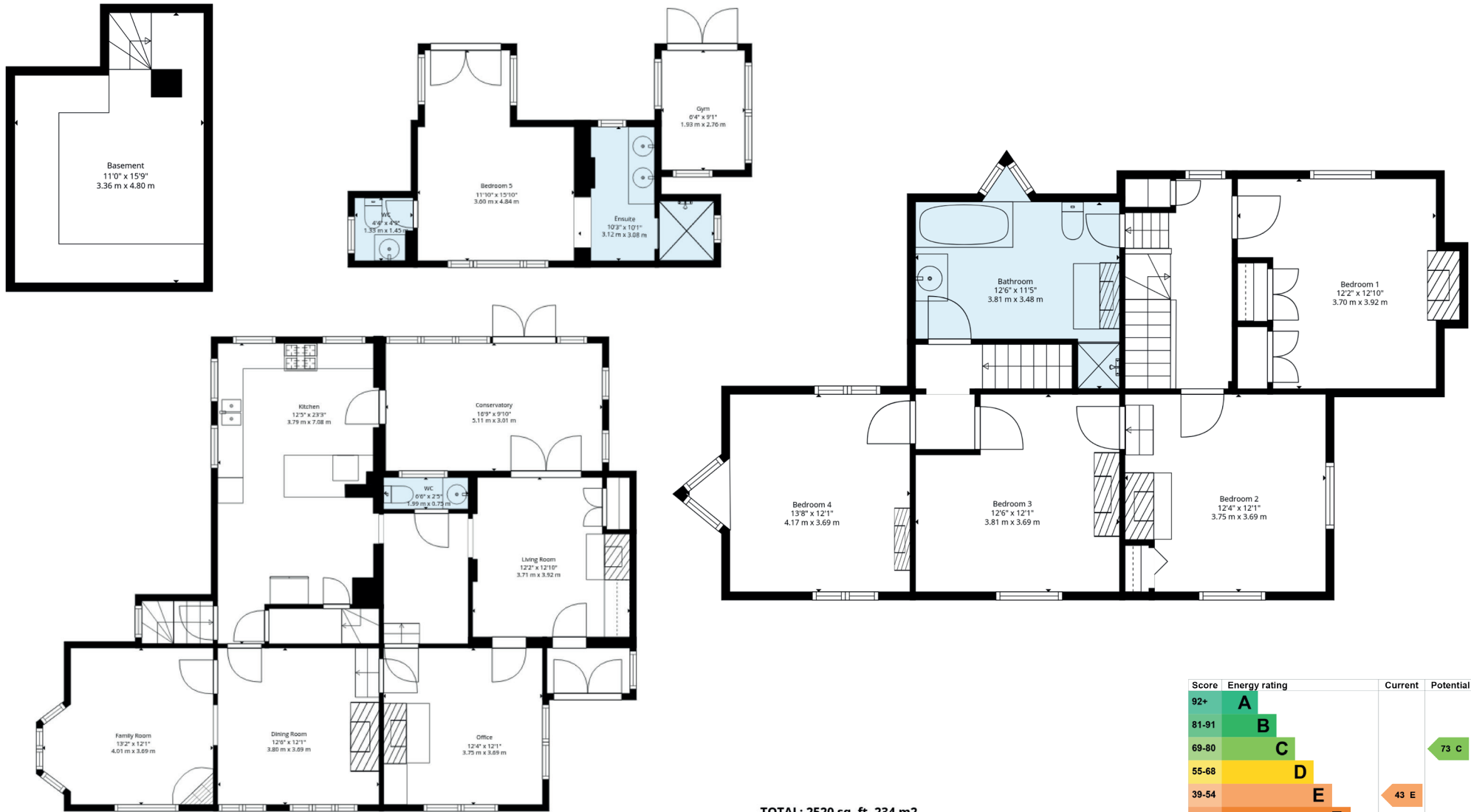
Strictly via the vendors sole agents Fine & Country on +44 (0) 2476 500 015

Website

For more information visit <https://www.fineandcountry.co.uk/coventry-nuneaton-and-balsall-common-estate-agents>

Opening Hours:

Monday to Friday	9.00 am-5.30 pm
Saturday	9.00 am-4.30 pm
Sunday	By appointment only



TOTAL: 2520 sq. ft, 234 m2
 1ST FLOOR: 154 sq. ft, 14 m2, 2ND FLOOR: 1513 sq. ft, 141 m2, 3RD FLOOR: 853 sq. ft, 79 m2
 EXCLUDED AREAS: UNDEFINED: 18 sq. ft, 2 m2, FIREPLACE: 8 sq. ft, 1 m2, WALLS: 249 sq. ft, 23 m2

Floor Plan Created By Markeb Media. Measurements Deemed Highly Reliable But Not Guaranteed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



COLIN PASSANT

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