



Norton Hill
Austrey, Atherstone, CV9 3ED

Offers In Region Of £645,000

Property Features

- Substantial five-bedroom detached family home
- Three generous reception rooms plus conservatory
- Large kitchen/family room with additional second kitchen
- Utility, pantry, and store for excellent storage and functionality
- Off Road Parking To The Rear
- Downstairs bathroom and WC for added convenience
- Flexible layout ideal for multi-generational living
- Full of character features and period charm dating back as early as the 15th Century
- Generous gardens with scope to landscape or extend
- A fantastic opportunity to modernise and create a dream home

Full Description

This substantial five bedroom detached property in the highly regarded village of Austrey, offers extensive living accommodation, multiple reception rooms, and generous gardens that surround the entire home. Full of charm and character, with part of the property dating as far back as the 15th Century, the property provides a versatile layout with scope to modernise, extend, or adapt to suit a growing family or multi-generational living. To the rear of the property, which could be gated off for privacy, there is substantial off road private parking which the space could be utilised for an annexe or a garage.

This one of a kind property seamlessly blends character and charm with modern amenities, offering a truly distinctive living experience unlike anything else on the market.

THE FORE

The property sits proudly on a corner plot and is approached from Norton Hill, immediately presenting an attractive red brick façade beneath a traditional pitched tiled roof. The frontage is enclosed by a low brick wall with decorative white picket fencing that curves gently with the road, creating a charming and distinctive boundary. A pathway leads to the main entrance, passing a well kept lawned foregarden with space for planting and outdoor seating. The cottage has a welcoming appearance with a combination of traditional windows and characterful details that complement its village surroundings.

GROUND FLOOR

The ground floor offers an impressive amount of living space, with three separate reception rooms (a living room, dining room, and sitting room) providing flexibility for both family life and entertaining. A bright conservatory connects directly to the gardens, while the spacious Devol style



kitchen includes a Lacanche Range Cooker, larder cupboard, large island with double ceramic sinks, hot water tap which does form the heart of the home. There is also a second kitchen, a utility room, pantry, and store, ensuring excellent storage and functionality. Completing the ground floor is a downstairs bathroom with WC.

KITCHEN/FAMILY ROOM
14' 2" x 26' 1" (4.32m x 7.95m)

CONSERVATORY
10' 8" x 11' 6" (3.25m x 3.51m)

LIVING ROOM
18' 1" x 15' 5" (5.51m x 4.7m)

DINING ROOM
15' x 12' 4" (4.57m x 3.76m)

SITTING ROOM
9' 1" x 15' (2.77m x 4.57m)

KITCHEN 2
12' 4" x 11' 5" (3.76m x 3.48m)

PANTRY
4' 9" x 9' 6" (1.45m x 2.9m)

BATHROOM 2
6' 9" x 6' 6" (2.06m x 1.98m)

WC
6' 9" x 2' 4" (2.06m x 0.71m)

FIRST FLOOR
Up the stairs just off the main kitchen, the property features bedroom one and a sizeable en-suite. Bedroom two also benefits from an en-suite bathroom, while the remaining bedrooms provide flexibility for family, guests, or use as a study. A further family bathroom serves the rest of the house. Up the stairs just off the second entrance to the property we can find bedroom three to bedroom five, all connected by a main landing.

BEDROOM ONE
14' 3" x 16' 3" (4.34m x 4.95m)

BEDROOM ONE EN-SUITE
12' 9" x 9' 5" (3.89m x 2.87m)



BEDROOM TWO

10' 1" x 15' (3.07m x 4.57m)

BEDROOM TWO EN-SUITE

4' 7" x 7' 9" (1.4m x 2.36m)

LANDING

15' 2" x 11' 5" (4.62m x 3.48m)

BEDROOM THREE

10' 7" x 15' (3.23m x 4.57m)

BEDROOM FOUR

9' 6" x 12' 1" (2.9m x 3.68m)

BEDROOM FIVE

12' 3" x 9' 8" (3.73m x 2.95m)

THE REAR

The gardens are a standout feature, wrapping around the entire property and accessible from both the conservatory and the rear door beside the staircase. Offering a mix of lawn and mature planting, the outdoor space provides plenty of room for relaxation, entertaining, and potential future development. To the rear of the property, which could be gated off for privacy there is ample off road private parking.

UTILITY ROOM

4' 8" x 7' 6" (1.42m x 2.29m)

GARDEN STORE

7' 8" x 6' 8" (2.34m x 2.03m)

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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