



- Detached Four / Five Bedroom Lifestyle / Equestrian Family Home
- Set In Approx. 11 Acres of Gardens, Woodland and Grazing Land
 - Manège, Range of Stabling, Barn, Workshop and Garage
- Located Down A Long Private Driveway with Canal Frontage and Fabulous Views
 - Secluded Location ● No Upward Chain

GENERAL AND SITUATION

Approximate Distances:

Atherstone 1.5 miles • Nuneaton 7 miles • Tamworth 10 miles
Birmingham 20 miles • Excellent Access To Major Road Links M42 (J10), A5, M6 and A444

A unique, substantial four / five bedroom detached lifestyle / equestrian family home, set in approx. 11 acres. Located down a long track in a secluded location surrounding by woodland, Coventry Canal frontage and paddock grazing land.

Mancetter is a village to the south-east outskirts of Atherstone. Mancetter is steeped in history and renowned for being the site of a Roman Fort and thought to be the site of the Boudicca's last battle with the Romans, Henry VII campsite prior to the Battle of Boudicca and also the campsite of Richard III. Some of these sites are visible from the property.

Atherstone has a good range of services and amenities including shops, range of schooling, pubs and eateries. It has excellent road networks for commuters, as well as rail links to London.

The property has scope for a diverse range of uses, including bed and breakfast, cattery, livery etc., subject to planning permissions / consents.

THE RESIDENCE

A detached cottage currently with solid fuel heating (in the process of air source heat pump being installed) and majority double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

Ground Floor

The property is entered at the front via an **Entrance Porch** with quarry tiled floor and door leading into the **Entrance Hallway** which has laminate flooring and dado rail with wooden panelling below. There is a useful understairs cupboard. To the left of the hallway is the **Sitting Room** with dual aspect windows. This is a cosy space with dual sided log burner with brick fireplace, tiled hearth and wooden mantle.

Leading on from the sitting room is a formal **Dining Room** with the dual sided log burner with wooden surround, rear aspect window and stairs rising to the first floor. Double doors lead off to the spacious **Conservatory** with laminated flooring and two sets of double doors leading outside to the gardens and patio area.

The **Lounge** can be accessed from the hallway or the breakfast kitchen via double doors. The focal point of this lovely room is the log burner set in an inglenook style brick fireplace with wooden mantle above. A front bay window overlooks the front garden.

The **Breakfast Kitchen** is the real hub of this family home, fitted with a range of wall and base units with granite worksurfaces, integrated wine cooler, space for fridge, plumbing for dishwasher, sink unit with drainer and mixer tap, Bosch microwave, Range style electric cooker with extractor over and additional "Rose" wood fired (Aga style) cooking range, which can be used for cooking and heating. Dual aspect windows let in a lot of natural light to this room.





A stable style door from the kitchen leads out to useful **Boot / Utility Room** with further wall and base units and rolled edge worksurfaces, quarry tiled flooring, space for more white goods, plumbing for washing machine, dual aspect windows and stable style door to the front elevation. A door leads into **Boiler Room**, formerly an integral garage with double doors to the front. At the time of visitation there was a 4kw log boiler in situ for the central heating and hot water system. A supplementary Air Source heat pump is currently be installed.

Located off the dining room is a **Laundry / Utility Room** fitted with a range of base units, plumbing for washing machine and space for tumble drier, tiled flooring and tiled splashbacks and butler style sink with mixer tap. A door leads off to **Guest WC** and to the rear **Canopied Area / Work Area** where the digital inverter for the batteries / solar panels are located.



First Floor

The **Landing** has a front aspect window overlooking the garden, stables, outbuildings and woodland.

There are currently four bedrooms to the first floor.

Bedroom One with dual aspect windows Jack and Jill style bathroom which can also be accessed from the main landing **Bathroom** fitted with a four piece suite comprising freestanding claw foot, rolled edge bath, walk-in shower cubicle, wash hand basin and WC. There is a **Walk-In Wardrobe / Dressing Room** with hanging rails and ample storage space.



Bedrooms Two and Three both vanity units incorporating wash hand basins.

Further Bedroom Four

There is a large **Storage Area / Home Office Space** offering potential for a fifth bedroom.

The **Family Bathroom** has a three piece suite comprising bath with shower over and shower screen, wash hand basin and WC., tiled walls, tile effect flooring and an **Airing Cupboard**.



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OUTSIDE, OUTBUILDINGS & LAND

Gates from the access driveway lead into the private driveway via a humpback bridge over the Coventry Canal. The area is a designated Local Wildlife Site.

As you approach the front of the house there is a block paved "in and out" driveway with turning circle and vehicle parking space. There are formal gardens located to the front, side and rear of the residence.

Located off the conservatory are two patio areas. The lawned areas have a variety of trees, shrubs and plant borders. There are **Two Greenhouses** and **Fourteen Solar Panels** to the side lawn.

There are the following outbuildings please see floorplan for layout and approx. sizes:

Detached Double Garage currently used as workshop with "up and over" door and personal door and rear log store.

Muck Heap recess

Stable Yard with a range of brick-built stables

Barn divided into two sections both with double doors to front and currently utilised as a hay barn / tack room with adjoining workshop.

The stable yard and barn both benefit from water, power and lighting.

Manège c. 60m x 20m with sand surface and flood lights.

The paddock grazing land is gently/steep sloping and leads down to the canal at the far boundary.

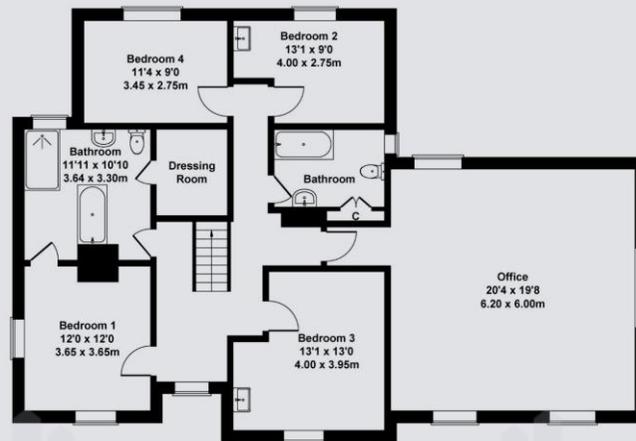
Mature Bluebell Woodland a beautiful ancient woodland with views beyond to the canal.

IN ALL APPROX. 11 ACRES
(About 4.45 Hectares)

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FIRST FLOOR



GROUND FLOOR

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

NORTH WARWICKSHIRE BOROUGH COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, SOLAR PANALS, SOLID FUEL (WOOD/LOGS) CENTRAL HEATING (supplementary Air Source Heat Pump being installed), TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX F

DIRECTIONS

From the A5 Redgate junction, take the 2nd exit and stay on the A5 and at the roundabout take the 1st exit onto B4111 Harpers Lane. Continue on the B4111 then turn right onto Mancetter Road (B4111), then take a left turn into Manor Road. Follow Manor Road and just before WB (Whetstone Brothers) take the left track (Manor Road). Follow the track along, over the bridge and keep going, you will see the properties own signage / gates and the property will be found straight ahead.

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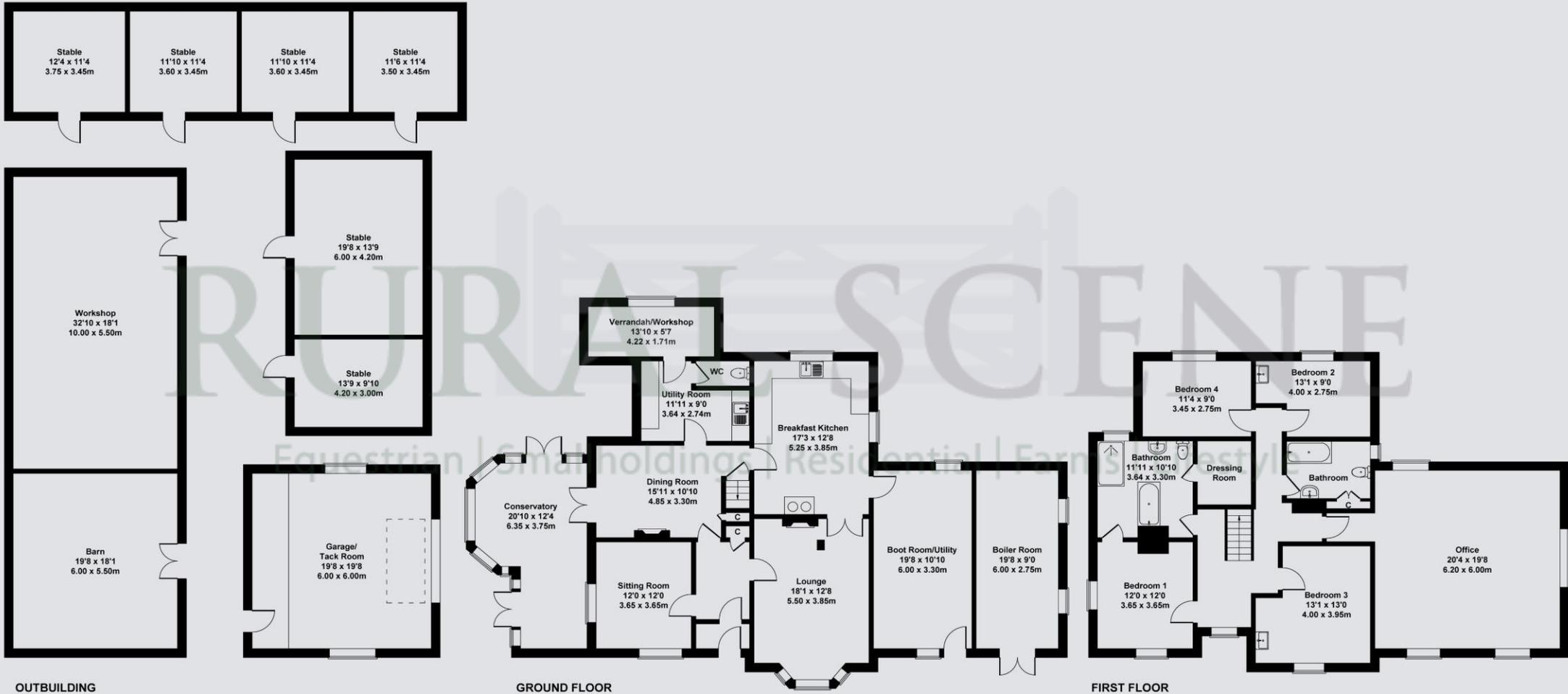
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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited **Rawn Hill Cottage** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

Rawn Hill Cottage, Mancetter, Atherstone, Warwickshire CV9 2RL

Approximate Gross Internal Area
5339 sq ft - 496 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.