



**Holly Cottage, 13 Beaudesert Lane
Henley-In-Arden, B95 5JY
Offers In The Region Of £425,000**

Holly Cottage is a beautiful period property situated on the highly sought-after Beaudesert Lane, in the heart of Henley-in-Arden. Believed to date back to the late 1600s, each century has left its mark—from the original old timber beams, taken from 17th-century wooden ships, to the interior elm doors and an inglenook fireplace added around 100 years later, along with a cast iron Victorian range, quarry tiled flooring, and red brick exterior, through to the modern kitchen and bathroom, all combining to create a home rich in history while offering the comfort and convenience of contemporary living.

The property briefly comprises a welcoming living room featuring an inglenook fireplace with a multi-fuel burning stove, a breakfast kitchen, two bedrooms and a modern bathroom. Externally, the property benefits from a delightful south-facing patio garden and attractive views towards the historic 11th-century Beaudesert parish church.

Built on the cusp between the old Medieval Parish of Beaudesert and the newer Parish of Henley-in-Arden.

The popular and picturesque village of Henley-in-Arden provides both primary and secondary schools, a range of shopping and recreational facilities, a number of pubs and restaurants, and a dentist and doctors surgery. The property is also conveniently located for major road and rail networks, with the M42 (J3A) and M40 (J16) motorways located just 7 miles and 5 miles respectively, and the local railway station offering regular trains to Birmingham city centre and Stratford-upon-Avon.



Beneath a canopy porch, a timber part glazed front door opens into:-

Living Room

15'0" x 14'10" into inglnook (4.58m x 4.54m into inglenook)

With feature bay window to the front, feature Inglenook fireplace with inset multi-fuel burning stove with timber beam over and flagstone hearth, two radiators, door to staircase rising to the first floor, under-stairs storage cupboard, hard wood flooring and door opening into:-

Breakfast Kitchen

13'8" x 11'3" (4.19m x 3.45m)

A range of wall, base and drawer units with granite worktops over, inset Belfast sink unit with chrome spray mixer tap over and Quooker instant hot water tap, integrated appliances to include 'Beko' dishwasher, fridge, freezer and 'Beko' washing machine, exposed timber beams, 5-ring, 3 door 'Rangemaster' cooker with chrome extractor hood over, glass splash backs, feature Inglenook with decorative cast iron stove, wall cupboard housing the 'Worcester' combination boiler, obscure glazed window to the side, window overlooking the rear garden, quarry tiled flooring, radiator and part glazed stable door opening out to the rear garden.

From the living room, a door gives access to the staircase rising to the first floor.

First Floor

With feature exposed timber beams, wooden flooring, hatch giving access to the loft and doors to two bedrooms and bathroom.

Bedroom One

15'5" x 11'7" (4.72m x 3.55m)

With window to the front giving views over the church beyond, radiator, feature exposed timber beams and wooden flooring, built in wardrobe with hanging rail.

Bedroom Two

11'5" x 8'11" (3.48m x 2.72m)

Window to the rear overlooking the garden, radiator,

feature fireplace with decorative cast iron grate and timber surround, built in wardrobe with hanging rail and shelving.

Bathroom

7'8" x 4'7" (2.36m x 1.42m)

Fully tiled, 3 piece suite with Victorian enamel bath with chrome mixer tap and mains fed shower over, low level W.C, floating vanity unit with inset wash hand basin and chrome mixer tap over, obscure glazed window to the rear, chrome ladder style heated towel rail and linen cupboard with fitted shelving.

South Facing Garden

A charming, low-maintenance cottage-style garden with a desirable southerly aspect, enjoying plenty of afternoon sunshine. The garden is mainly laid to patio with well-stocked borders featuring a variety of plants and shrubs. A feature cedarwood gazebo provides an ideal space for outdoor seating, while a wrought iron gate offers convenient side access to the front of the property

Parking

On road parking is available on Beaudesert Lane and the High Street, and all residential houses which front Henley High Street can buy 3 permits from the Local Authority at a cost of £25 per permit, per annum, which means they can park all day and all night without charge or penalty - www.warwickdc.gov.uk (search parking permits).

Additional Information

Grade II Listed

Services:

Mains electricity, gas, water and drainage are connected to the property.

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps.

Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and

Vodafone), with O2 and Vodafone being rated 'Good outdoor and in-home' coverage and EE and Three being rated 'Good Outdoor' coverage.

For more information, please visit: 'Ofcom Mobile and Broadband Checker'.

Council Tax:

Stratford-on-Avon District Council - Band E

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Flood Risk:

This location is in a very low risk flood zone. For more information, please visit: "Check the long term flood risk for an area in England" on the Government Website.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:

Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

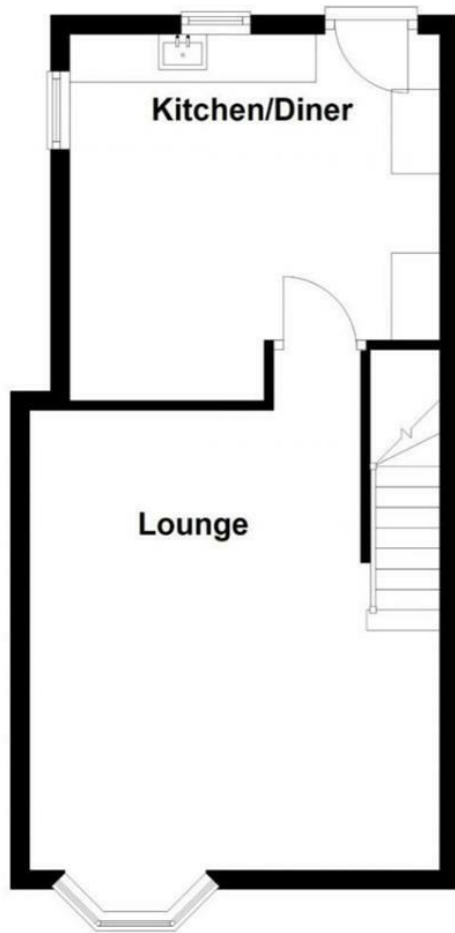
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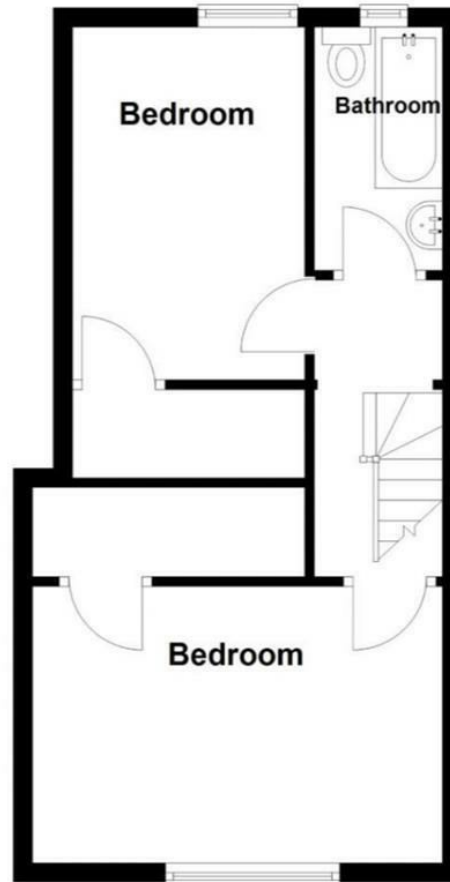
Ground Floor

Approx. 35.6 sq. metres (383.3 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.8 sq. feet)



Total area: approx. 70.7 sq. metres (761.1 sq. feet)

