

Pennyford Lane, B95

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A rare opportunity to acquire this exceptional three-bedroom detached cottage, where period character and contemporary design have been thoughtfully combined to create a truly impressive home.

- Detached cottage
- Three bedrooms
- Two bathrooms
- Kitchen with utility space and direct access to the garden
- Two reception rooms
- Extensively upgraded
- Generous garden
- Parking for multiple cars
- Sought after village location
- No upward chain

Summary

Situated in the highly desirable village of Wootton Wawen, Callow Hill Cottage enjoys an elevated position set back from the road, offering both privacy and charm. The property has been extensively and tastefully renovated by the current owner, resulting in a stylish home that beautifully balances modern living with original cottage features.

Ground Floor

Upon entering, you are welcomed into a spacious entrance hallway, with a convenient ground floor W/C positioned just beyond. The main living room is bright and generously proportioned, featuring two elegant bay windows and French doors that open onto the private rear terrace, allowing natural light to flood the space. A log burner forms a cosy focal point, perfect for winter evenings.

Careful attention to detail is evident throughout, including the installation of bespoke cast iron radiators. The ground floor also offers two reception spaces, with the second ideally suited as a formal dining room given its direct connection to the kitchen, making it perfect for entertaining. Alternatively, it could function equally well as a home office or snug. A standout feature is the handcrafted window seat, created by a local carpenter, adding both charm and practicality.

The newly fitted kitchen features classic shaker-style cabinetry and a comprehensive range of ►





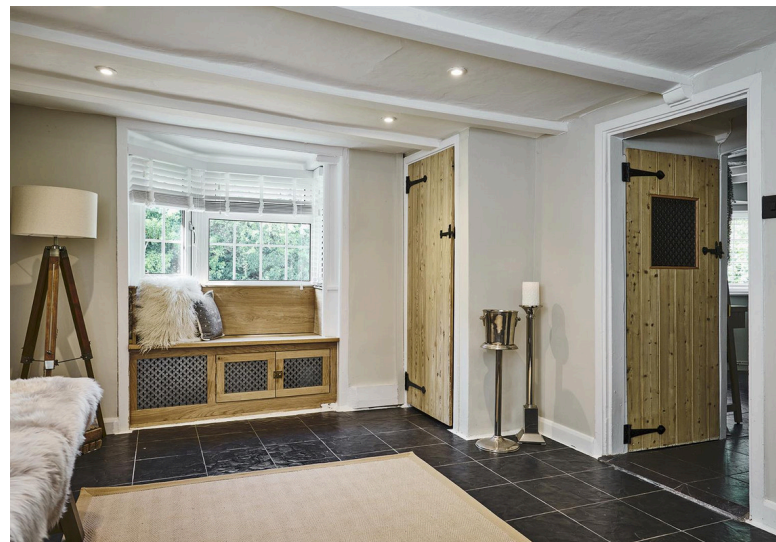
- ▶ integrated appliances including a fridge, freezer, dishwasher, ceramic sink, water filter tap, range-style cooker and extractor fan. Finished with ceramic tiled flooring and the benefit of underfloor heating, this is a highly functional yet stylish space. A separate walk-in utility area provides additional convenience, complete with washing machine and tumble dryer, and a barn-style door gives access to the rear garden.

First Floor

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom is particularly spacious, offering potential for a dressing area if desired. Bedrooms two and three are both comfortable doubles, with bedroom two featuring a charming fireplace and bedroom three benefiting from vaulted ceilings and a dual aspect overlooking the rear garden. The family bathroom is beautifully appointed, comprising a freestanding bath and a large separate shower.

Outside

The rear garden is accessed via steps from the courtyard and opens into a delightful outdoor space. A secondary patio area provides additional seating and entertaining space, while the main garden is predominantly laid to lawn and surrounded by mature trees, shrubs, and well-stocked flower borders. At the far end, a discreet wrought iron gate offers direct access to the canal, creating a truly peaceful and picturesque setting.





LOCATION

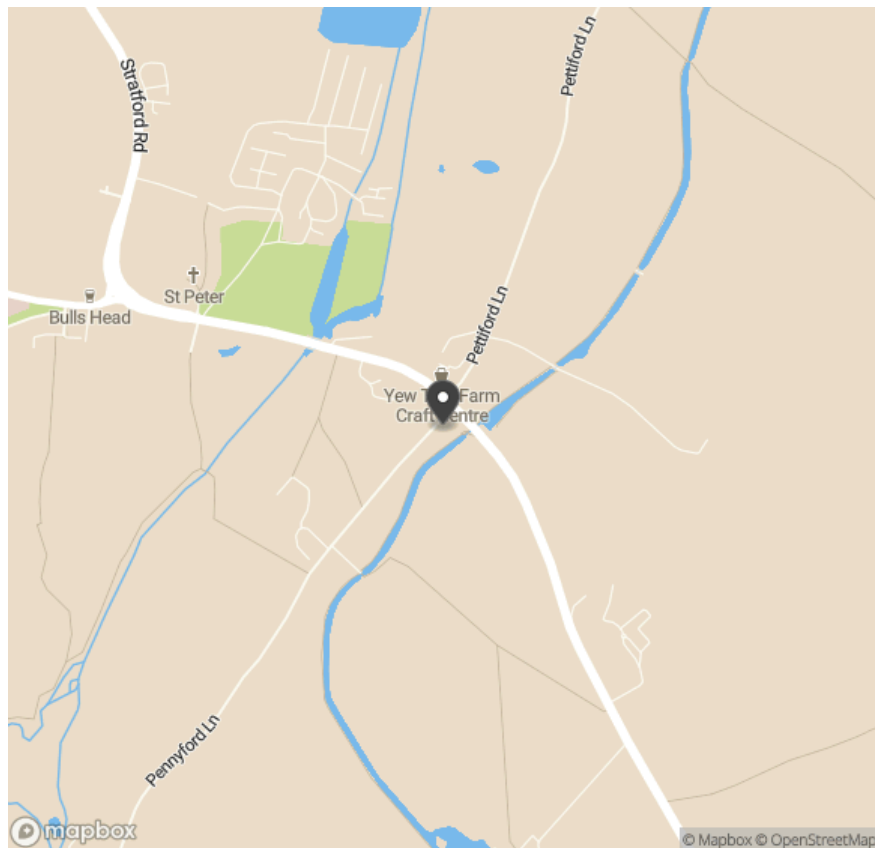


Property location

ENERGY PERFORMANCE CERTIFICATE (EPC)

Current: 49

Potential: 78



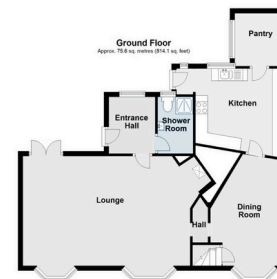
FLOOR PLAN

1578 sq ft (146 sq m)

Callow Hill, B95

Total Approximate Area= 146.7 sq m / 1,578.8 sq ft

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



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