



FOR STARTERS



OFFERS IN EXCESS OF
£425,000

MAIN COURSE

Nestled in a delightful position in Wellesbourne, surrounded by other attractive period homes, Holly Lodge Cottage is an absolutely stunning double-fronted residence dating back to the 1830s. Beautifully renovated throughout while carefully preserving its original charm and character, this is quite simply the home that dreams are made of. Backing onto open fields, the setting is as special as the property itself.

Approaching the cottage, you are immediately struck by its timeless kerb appeal. Facing the road is a useful gravelled area, ideal for discreetly housing bins, along with a charming stable door that leads directly into the kitchen – a lovely nod to the home's heritage.

Access to the main house is via the rear entrance, which opens into a welcoming hallway with stairs rising directly ahead. From here, the character and craftsmanship on display are immediately evident. To the left is your first reception room, currently used as a dining room and perfectly suited for entertaining. Elegant recessed coves have been thoughtfully built into the walls, providing both display and storage, with additional cupboards below. These features beautifully frame a striking chimney breast with exposed brickwork, creating a warm and characterful focal point.

To the right of the hallway lies the cosy living room, a room that epitomises cottage living at its finest. A magnificent inglenook fireplace with a log burner takes centre stage, set against a full wall of exposed brickwork, delivering undeniable wow factor. Flagstone flooring enhances the rustic elegance, while a window overlooks the garden. Tucked discreetly behind a door, stairs lead down to two fantastic cellar rooms, both generous in size and ideal for storage or keeping wine perfectly cool.

The kitchen has been finished to an exceptional standard and is a superb example of sympathetic modernisation. The layout wraps around the room, creating a spacious and practical environment, a dream for anyone who loves to cook. A comprehensive range of wall and base units provides abundant storage, all thoughtfully designed to complement the character of the home. The stable door opens onto the front gravelled area, adding both charm and convenience. From the kitchen and living room is access to a contemporary WC.

Upstairs, the property comprises three beautifully presented bedrooms, all enjoying lovely views over the garden and beyond. Interestingly, there are two bedrooms of a size that



could comfortably serve as the principal suite. The current main bedroom is particularly impressive, featuring exquisite built-in wardrobes, complete with integrated drawers and a separate built-in dresser, both stylish and highly practical. The second double bedroom is also generously proportioned, offering ample space for additional furnishings. The third bedroom is a well-sized single, perfect as a nursery, guest room or home office.

The family bathroom has been thoughtfully designed to blend character with contemporary comfort. A Velux window brings in natural light, while a shower over the bath and tasteful finishes create a space that feels both modern and in keeping with the cottage's heritage.

Outside, the rear garden is private and a fantastic size. It features a combination of lawn and a seating area which is ideally positioned facing the front of the property, the perfect spot to sit, relax and truly appreciate the beauty of the home you are fortunate enough to own. There is also a useful external storage cupboard to the side of the house, along with a substantial loft space providing excellent additional storage.

Holly Lodge Cottage, a home that effortlessly combines historic charm, thoughtful renovation and an idyllic setting. Viewing is absolutely essential to fully appreciate just how special this property truly is.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - C



EPC
Band - D



South East Facing
Garden



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Gas, Electric and
Drainage



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