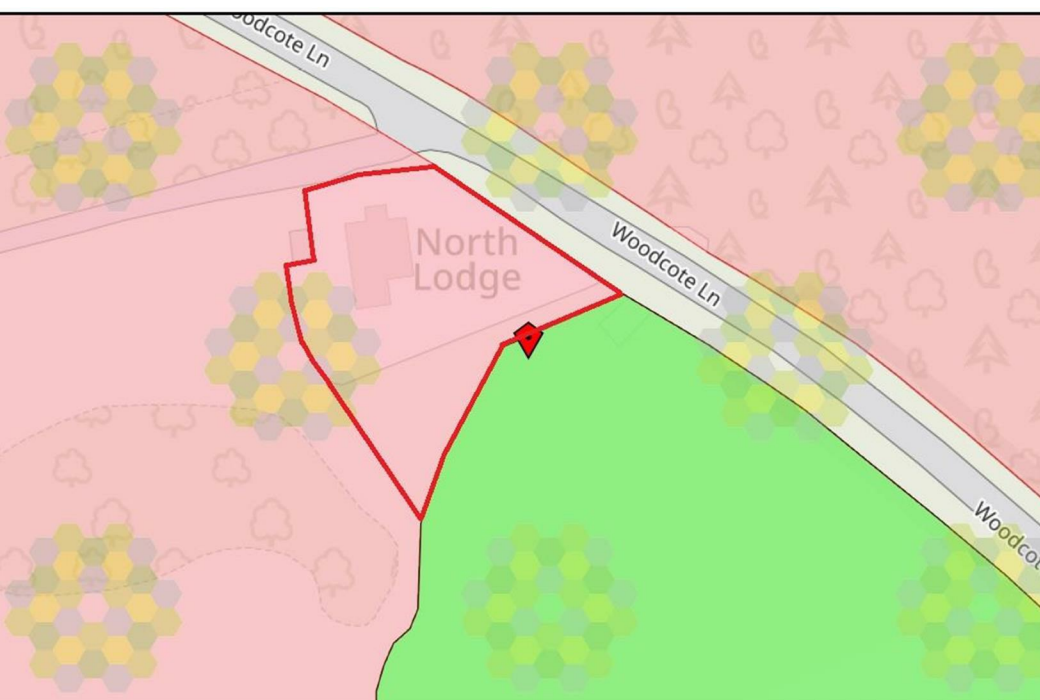




Handsome, 3 bed gatehouse, in need of substantial improvement.

North Lodge Woodcote
Lane
Leek Wootton,
CV35 7QA



MARGETTS
ESTABLISHED 1806

Guide Price £425,000

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Lane
Leek Wootton,
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Guide Price £425,000

Handsome, detached, former gate house, requiring substantial improvement, yet offering a rare opportunity to acquire a charming detached residence with potential to improve and develop (subject to planning approval). The property occupies a plot of approximately 0.27 acres. Substantial interest is anticipated. Please call the office to book a viewing. (Please note the property sits within the curtilage of a Grade 2 listed building).

GRAND CANOPY PORCH ENTRANCE

Double glazed front door opens into

RECEPTION VESTIBULE

LOUNGE

16'0" x 13'10" excl bay window
with dual aspect double glazed windows, radiator and fire setting.

INNER HALLWAY

with door to the rear and door to under stairs storage cupboard and radiator.

DINING ROOM

11'10" x 11'11"
with double glazed windows, double door cupboard flanking the right hand side of the chimney breast, and radiator.

BREAKFAST ROOM

12'2" x 6'6"
with double glazed window, radiator, decommissioned LPG central heating boiler (not tested), and purchasers should do their own investigation about it's condition and working ability.

KITCHEN

6'11" x 9'9"
with roll edge work surfacing incorporating a single drainer sink with mixer tap, base units and further run of corner units to the other side with eye-level wall cupboards above. Dual aspect double glazed windows.

STUDY/POTENTIAL BEDROOM THREE

11'10" max x 8'10" max
with radiator and two dual aspect double glazed windows.

Staircase from the reception vestibule proceeds to the first floor landing with roof light.

BEDROOM ONE

16'0" under eaves x 14'2"
with two dual aspect, double glazed windows, under eaves walk-in storage cupboard and radiator.

BEDROOM TWO

12'2" max x 8'11" under eaves
with radiator and two dual aspect, double glazed windows.



BATHROOM

with white bath, low-level WC, wash hand basin, radiator and dual aspect windows.

OUTSIDE - OUTBUILDINGS

Adjoining the property are two brick built garden stores.

BOUNDARIES

The new boundaries are being set by the sellers and we believe the plot will extend to approximately 0.27 acres or thereabouts (to be confirmed).





GENERAL INFORMATION

The property is freehold.

The property forms part of the curtilage of a Grade 2 Listed property and we therefore believe the listing restrictions will extend to North Lodge. The property is also in a conservation area.

All main services are connected, except gas.

Please note on the right hand side of the plot there is a small tarmacadam driveway which will not be included in the ownership of the property as this is designated as a turning area. The instructions are given to us by the kind instructions of the Police Commissioner for Warwickshire.



PLANNING APPLICATION

PLEASE NOTE - Planning application on nearby site - PLEASE SEE WARWICK DISTRICT COUNCIL PLANNING APPLICATION REFERENCE:- W24/1006

AGENTS NOTE RE DRIVEWAY

There will be a requirement to contribute fair proportion to the access drive to the property.





North Lodge Woodcote Lane, Leek Wootton,, CV35 7QA



Ground Floor

Approx. 74.0 sq. metres (796.8 sq. feet)

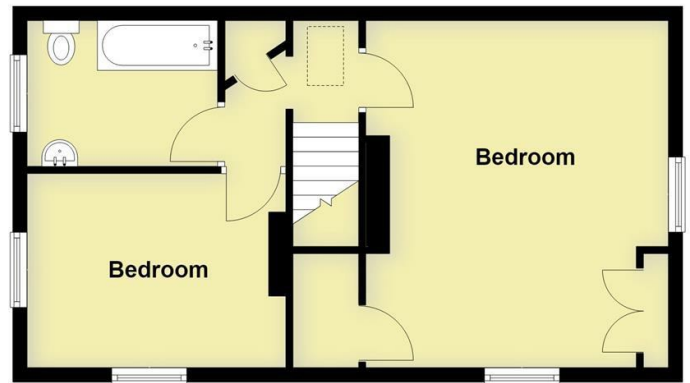


Total area: approx. 117.6 sq. metres (1266.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

First Floor

Approx. 43.6 sq. metres (469.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		48
(21-38) F		
(1-20) G	15	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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