

Alchera Main Street, Cotesbach, LE17 4HX



£650,000

Located in the charming village of Cotesbach, Alchera is a stunning detached family home that offers both space and comfort. This individually built residence boasts four to five bedrooms, making it an ideal choice for families seeking a blend of modern living and traditional charm. Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient cloakroom. The lounge features an inglenook fireplace, complete with a wood-burning stove, creating a warm and inviting atmosphere. The kitchen is a chef's delight, equipped with an island and a prestigious Rangemaster oven, perfect for culinary enthusiasts. Adjacent to the kitchen, a utility room adds practicality to daily life. The heart of the home is the impressive open-plan living and dining room, designed for entertaining. With three sets of French doors that open into the beautifully landscaped garden, this space is filled with natural light and offers a seamless connection to the outdoors. A second wood-burning stove enhances the cosy ambiance, making it a perfect gathering spot for family and friends. Additionally, the front of the house features a versatile fifth bedroom, which can easily serve as a home office. Upstairs, the principal bedroom is a true retreat, complete with fitted wardrobes and access to the Jack and Jill main bathroom. The guest bedroom also benefits from fitted wardrobes and an en-suite, while two further bedrooms provide ample space for family or guests. The south-facing garden is a private oasis, featuring an extensive paved patio, a manicured lawn with well-stocked shrub borders, and a delightful Scandinavian log cabin at the top of the garden. A metal storage shed offers practical storage solutions. To the front, the driveway accommodates off-road parking for up to six vehicles, ensuring convenient access for residents and visitors alike. Alchera is a remarkable property that combines modern amenities with a tranquil village setting, making it a perfect family home.

Service without compromise

Reception Hall 20'2" x 6'8" (6.15m x 2.03m)



Enter the property via a composite front door with a canopied entrance. Engineered oak flooring throughout. The hall benefits from bespoke fitted storage cupboards and two radiators.

Cloakroom 4'6" x 6'1" (1.37m x 1.85m)



Fitted with a back to wall W/C, hand wash basin set into fitted cabinets and a heated towel rail. Ceramic wall and floor tiles throughout. An opaque window to the front aspect.

Sitting Room 17'1" x 13' (5.21m x 3.96m)



The cozy lounge has an inglenook fireplace with a gorgeous oak beam and tiled hearth housing a woodburning stove. There is a window to the front aspect and a radiator.

Sitting Room (Photo Two)



Home Office / Bedroom Five 21'3" x 9'4" (6.48m x 2.84m)



This flexible living space has a window to the front aspect, fitted wardrobes and a radiator.

Home Office / Bedroom Five (Photo Two)



Utility 4'10" x 6'4" (1.47m x 1.93m)



There is space for a washing machine and tumble dryer. Ceramic wall and floor tiles throughout. There is a window to the side aspect and a UPVC and a door to the outside.

Kitchen Area 17'7" x 12'9" (5.36m x 3.89m)



The kitchen is fitted with modern cabinets and granite work surfaces over. The impressive Rangemaster oven is set into an attractive inglenook. The island has a double Belfast sink with mixer taps and space for a dishwasher. Solid oak flooring throughout.

Lounge Diner 30'9" x 13'8" (9.37m x 4.17m)



The heart of the home is truly the lounge diner. With a brick fireplace housing a woodburning stove, this room is the perfect setting for a cosy night in with family or friends. Three sets of French doors opening into the garden and two windows to both side aspects allow for an abundance of natural light to flow into this space. Solid oak flooring throughout and a radiator set into a decorative cabinet.

Lounge Diner (Photo Two)

Galleried Landing



The galleried landing has a window to the side aspect allowing the natural light into this sunny space. There is a useful double linen storage cupboard housing the hot water cylinder, a further double storage cupboard is perfect to store linen. There is a radiator set into a decorative cabinet. The loft is partially boarded and has a light.

Principal Bedroom 18'1" x 11'8" (5.51m x 3.56m)



This King sized bedroom has fitted wardrobes and two radiators. A door leading into the main Jack & Jill bathroom.

Principal Bedroom (Photo Two)



Jack & Jill Bathroom 14' 4" x 8'6" (4.27m x 2.59m)

Fitted with a low-level W/C, pedestal hand wash basin, roll top bath with shower attachment taps. Wet room walk-in shower with a glass partition. Victorian heated towel rail plus a radiator. Two opaque windows to the side aspect. Ceramic wall and floor tiles throughout.

Jack & Jill Bathroom (Photo Two)



Guest Bedroom (Photo Two)



Guest Bedroom 12'12" x 10'9" (3.66m x 3.28m)



En-suite 7'8" x 4'4" (2.34m x 1.32m)



A double bedroom with fitted wardrobes and a window to the rear aspect overlooking the garden. A radiator and a door to the en-suite.

Fitted with a low-level W/C, pedestal hand wash basin, corner shower cubicle and a heated towel rail. A window to the front aspect.

Bedroom Three 9'4" x 7'8" (2.84m x 2.34m)



A double bedroom with fitted wardrobes. Laminate flooring throughout. A radiator and a window to the rear aspect overlooking the well maintained garden.

Bedroom Four 11'8" x 8'1" (3.56m x 2.46m)



A single bedroom with a window to the rear overlooking the garden. Daido rail and a radiator.

Garden



The private South facing garden is mature and has an abundance of shrubs and plant borders. There is an extensive paved patio area with steps that lead up to a lawn with a further gravelled seating area and a garden shed. Further steps lead up to a lawn with a Scandinavian log cabin with electric connected. There is a metal storage shed which can be found at the rear of the log cabin. Gated side access to both sides of the property.

Garden (Photo Two)



Garden (Photo Three)



Rear Aspect Photo



Outside & Parking



A set of double gates give access to the block paved drive which provides off road parking for up to five or six vehicles . There is access to both sides of the property via a timber and a metal gate.

Location

The village is well situated for access to Rugby where the train station has direct services to Birmingham and London Euston, Lutterworth offers a varied range of facilities and amenities including shops, restaurants, health centres, dentists, excellent schools and a leisure centre. There is easy access to the motorway network M1 & M6, also the A5 and A14 from Cotesbach.

Note For Prospective Buyers

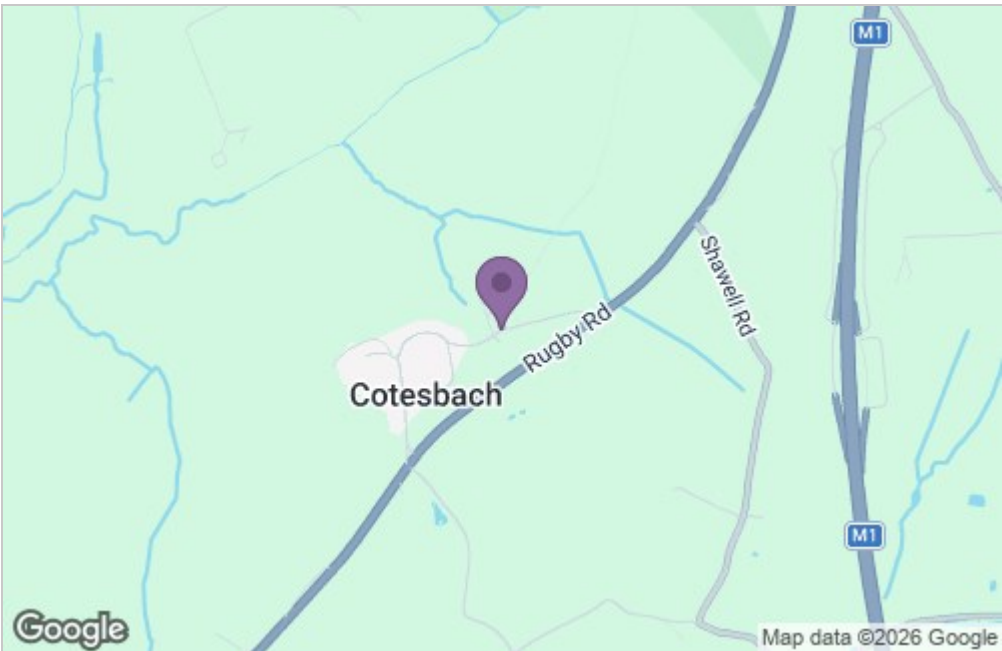
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

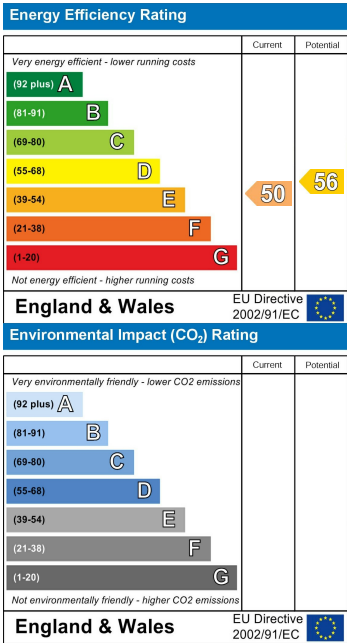


Total area: approx. 200.1 sq. metres (2154.0 sq. feet)

Area Map



Energy Efficiency Graph



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