



Pretty, detached, two bed cottage.

**Old Thatch Cottage Rouncil
Lane
Beausale
Warwick
CV35 7AL**


MARGETTS
ESTABLISHED 1806

Guide Price £500,000

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A pretty, detached, two bedroom cottage set in substantial gardens in a beautiful and highly sought-after Warwickshire village. The property has two, first floor bedrooms, bathroom, roomy living room and separate kitchen diner, and amazing views. We believe the plot extends to approximately a quarter of an acre. The property is currently in significant need of modernisation and improvement and is without a working central heating system. We are seeking cash purchasers only and substantial interest is anticipated. BEST FOUND using what3words reference [///matrons.expecting.uncouth](https://www.what3words.com/uk/old-thatch-cottage-rouncil-lane-beausale-warwick-cv35-7al)

Front door opens into the

CHARMING LIVING ROOM

14'4" x 14'0"

with exposed timbers, single glazed window, two double glazed windows, exposed timbers, under stairs storage cupboard, fireplace fitted with log burner. (Not tested).

Door opening to

KITCHEN/DINING ROOM

13'5" max x 11'3" max

with work surfacing and base units together with single drainer sink and range of eye-level wall cupboards, three single glazed windows giving a triple aspect to the room with views across the countryside. Door opening to boiler cupboard with oil fired central heating boiler. (Please note there are no radiators in the property and we do not know if the boiler is in working condition).

Staircase from the living room proceeds to the first floor landing. Please note a beam restricts full height access and prospective purchasers will need to bend down to access bedroom 2 and bathroom.

BEDROOM ONE

14'6" x 11'4" partly under eaves

with two double glazed windows, exposed timbers and four-door range of fitted wardrobes.

BEDROOM TWO

7'5" partly under eaves x 8'7"

with one double glazed window and one secondary glazed window affording attractive view across the countryside. The layout of this floor has two steps giving a split level aspect.

BATHROOM

This room is on split level and has an avocado suite with panelled bath with shower above, low-level WC, wash hand basin, double glazed window, tiled areas and door opening to an airing cupboard with insulated hot water cylinder. (Bath, shower and hot water cylinder have not been tested and we are unable to confirm if they are in working order).

SIDE LEAN-TO

giving access to the kitchen.

OUTSIDE

The property sits within extensive lawned gardens with gate providing access to a large driveway.

GENERAL INFORMATION

We have been informed that water and electricity are available, but have been disconnected, and there is no gas on site. Drainage is via a septic tank.

Planning permission has been granted for the erection of a double garage and store of approximately 47 m² in brick and tile, planning references W/23/0317.

Please note that the oil boiler is not tested and we are informed by the vendor that it is highly unlikely that the oil fired boiler is in working condition, there are no radiators as these have been removed.

There is no oil storage tank.







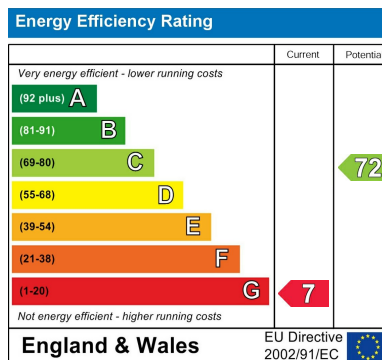
Old Thatch Cottage Rouncil Lane, Beausale, Warwick,





Total area: approx. 68.6 sq. metres (738.3 sq. feet)

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



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