

ehB
RESIDENTIAL

Your Property - Our Business



Malt Cottage, Charlecote, Warwick

£995,000



An attractive period four double bedroomed cottage in the highly desirable and convenient village of Charlecote, with three acres of grounds which includes 2.5 acre paddock and 3 horse stable. Parking for at least 6 cars.

Malt Cottage

Offers well proportioned and balanced living, packed full of character features and charm within this lovely Grade II listed home.

Having two receptions, dining/kitchen and four good sized bedrooms, the property would suit many buyers. Of particular note is the paddock to the rear, of approximately 2.5 acres with triple stable.

Briefly Comprising;

Canopy porch, entrance vestibule hall, sitting room with inglenook fireplace and multi fuel burner. Dining/kitchen, large hallway, family room/snug with deep inglenook, spacious utility room, ground floor bathroom, first floor landing, four good sized first floor bedrooms, re-fitted shower room, enclosed gravel driveway and parking for several cars. Lovely cottage lawned gardens with an abundance of sheds, orchard and 2.5 acre paddock with three horse timber stable. Gas radiator heating.

The Property

Is approached via a flagstone path leading up to a Canopy Porch with timber and leaded glazed door to...



Entrance Vestibule Hall

With downlighter points to ceiling, part leaded and stained glass door to dining/kitchen.

Dining/Kitchen

14'10" x 21'8" (4.52m x 6.60m)

With beamed ceiling downlighter points, flagstone floor, original Range and fireplace to chimney breast, timber framed leaded windows to side and rear elevation with matching door. Kitchen area fitted with a range of painted timber wall and base units with solid wood block working surface over, inset four point induction hob with stainless steel oven below, sink drainer unit with mixer tap, space and plumbing for dishwasher, space for tall fridge-freezer.



Sitting Room

13'8" x 16'10" (4.17m x 5.13m)

With beamed ceilings and walls, inglenook fireplace with exposed brick and tiled hearth with wood burner, timber framed leaded glazed windows, dual aspect, wall light points and double radiator.

Study/Snug/Family Room

13'6" into inglenook x 10'1" (4.11m into inglenook x 3.07m)

With leaded timber frame glazed window to front elevation with views towards Charlecote Park, beamed ceiling and exposed beams to walls, deep inglenook fireplace.

Reception Hall

30'7" x 7' max (9.32m x 2.13m max)

With beamed ceiling, timber flooring, glazed timber door to garden, window to side, additional leaded window, further timber and metal frame window overlooking gardens, radiator, broad staircase rising to first floor, timber paneling and doorway to utility.

Utility/Boot Room

8'7" x 9'10" (2.62m x 3.00m)

With working surface and space and plumbing for washing machine, further appliance space, floor mounted Potterton Kingfisher gas central heating boiler, beamed ceiling, wood panelling to two walls and leaded timber frame window to front elevation.



Bathroom

Approached from the rear of the hallway with step leading down to re-fitted with a white period style suite comprising double ended freestanding bath with mixer tap and telephone style shower attachment, low level WC, pedestal wash hand basin, wood paneling, Travertine tiled floor, column radiator, timber leaded window to front elevation.

First Floor Landing

With down lighter points to ceiling, solid wood ledged and braced doors to all first floor accommodation, timber frame leaded glazed window to rear elevation, cupboard providing useful storage, additional linen cupboard.



Bedroom One (Rear)

17'3" x 14'10" (5.26m x 4.52m)

With feature vaulted ceiling with exposed timbers, measuring over 10' high, with three leaded timber framed windows giving dual aspect, two fitted wardrobes, radiator and period style fireplace.

Bedroom Two (Front)

17'10" x 14'5" (5.44m x 4.39m)

With pitched vaulted ceiling with feature exposed timbers measuring over 10ft high, leaded timber frame windows offering dual aspect, fireplace surround, fitted wardrobe, double radiator.

Bedroom Four (Front)

10'11" x 9'7" (3.33m x 2.92m)

With feature angle ceiling lines exposed timbers, leaded timber frame window to front elevation, radiator.

Bedroom Three (Front)

15'1" x 9'5" (4.60m x 2.87m)

With feature angle ceiling lines with large dormer to front with timber frame leaded glazed window, radiator, exposed timbers.

Shower Room

Attractively re-fitted with a modern suite to comprise low level WC, corner shower cubicle, wash hand basin set into vanity unit with mono mixer, period style chrome radiator towel rail, tiled floor.



Outside

Malt Cottage sits within its own grounds and gardens in approx 3 acres of land.

To the side of the property there is a large gravel driveway area with gates to the front providing off road parking for several cars, with pedestrian gate and path leading to the front entrance door. Please note there is a right of way access into the neighbouring paddock via a gate.

To the rear of the parking area is a large orchard which leads to the paddock.

To the rear of the property is the Cottage Garden which is



beautifully planted with a variety of plants and shrubs and mainly laid to lawn with a flagstone patio area across the rear of the property. Garden shed providing mower and tool storage. Additional timber Store Shed. Small timber summer house.

The garden then leads through to the remainder of the orchard area with a variety of trees and bushes and additional timber shed at the far end.

[Paddock](#)

A five bar gate leads to the 2.5 acre paddock which is a broadly square field with a useful three horse stable.

[Three Horse Stable](#)

35' x 11'9" internal (10.67m x 3.58m internal)

With a pair of double doors to the side and three traditional stable style doors to the rear overlooking the paddock.

[Tenure](#)

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

[Services](#)

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory

working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

[Council Tax](#)

Council Tax Band F.

[Estate Agency Act](#)

ehB Residential hereby give notice that one of the vendors of this property is an ehB Residential member of staff.

[Location](#)

Malt Cottage
Charlecote
Warwick
CV35 9EW

Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

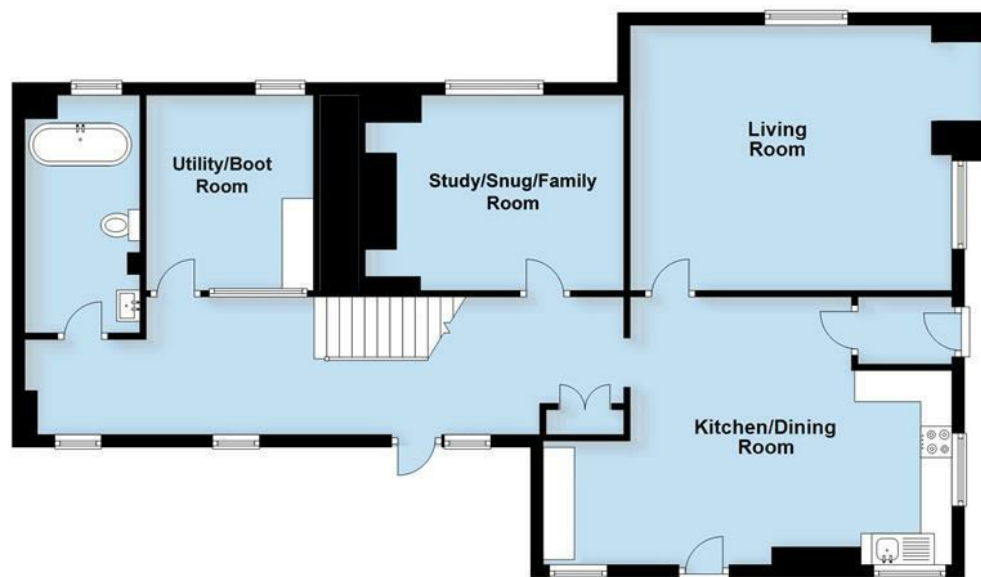
Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 ehbresidential.com

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

Ground Floor

Approx. 101.0 sq. metres (1086.6 sq. feet)



First Floor

Approx. 97.0 sq. metres (1044.6 sq. feet)



Total area: approx. 198.0 sq. metres (2131.2 sq. feet)

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

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.