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Coventry Road
Fillongley CV7 8ET

Bell Cottage

Nestled in the heart of the charming village of Fillongley, this exquisite five-bedroom Grade II listed cottage offers a delightful blend of character and modern living. Spanning an impressive 2400 square feet, the property boasts an abundance of space and charm, making it an ideal family home.

Upon entering, you are greeted by a spacious kitchen and breakfast room, perfect for family gatherings. The generous lounge and dining room, featuring a lovely bay window, provide a picturesque view of the beautifully maintained rear garden. Additionally, the property includes a separate annexe, which comprises a double bedroom, a lounge, and a shower room, offering versatile living options for guests or extended family.

The first floor houses four well-proportioned bedrooms, with the master bedroom being particularly spacious, ensuring comfort for all family members. A family bathroom completes this level, providing ample facilities for daily routines.

Externally, the property benefits from off-road parking and access to a single garage, enhancing convenience. The rear garden is a true highlight, featuring mature shrubs and trees that create a serene atmosphere and backs onto farm fields and extensive walks perfect for dog walking or an evening stroll.

Recent improvements include a new roof. It should also be noted that the loft space is vast with potential for further development if required. This cottage is not just a home; it is a lifestyle choice, offering a unique opportunity to enjoy the tranquillity of village life while being within easy reach of Coventry. This property is a must-see for those seeking a blend of history, space, and natural beauty.

The village has a GP Surgery, village hall, church, pre-school & many clubs for all ages. It has excellent road links with the M6, M40, Birmingham Airport & 15 mins from the proposed HS2 Interchange station when completed. Making this property one not to be missed!

selling quality
property since 1995








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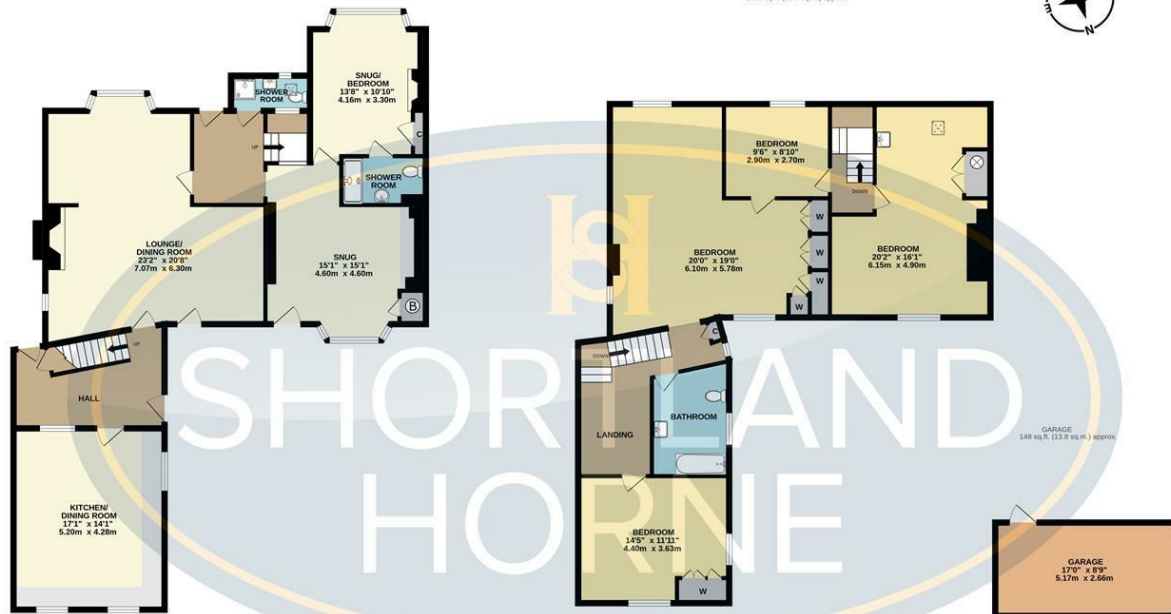


Dimensions

Ground Floor	Bedroom 4
Entrance Hall	2.90 x 2.70
Kitchen/Dining Room	Bathroom
5.20 x 4.28	Outside
Lounge/Dining Room	Garage
7.07 x 6.30	5.17 x 2.66
Shower Room	
Snug	
4.60 x 4.60	
Bedroom 5	
4.16 x 3.30	
Shower Room	
First Floor	
Master Bedroom	
6.10 x 5.78	
Bedroom 2	
4.40 x 4.63	
Bedroom 3	
6.15 x 4.90	



GROUND FLOOR
1189 sq.ft. (110.4 sq.m.) approx.



TOTAL FLOOR AREA: 2406 sq.ft. (223.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

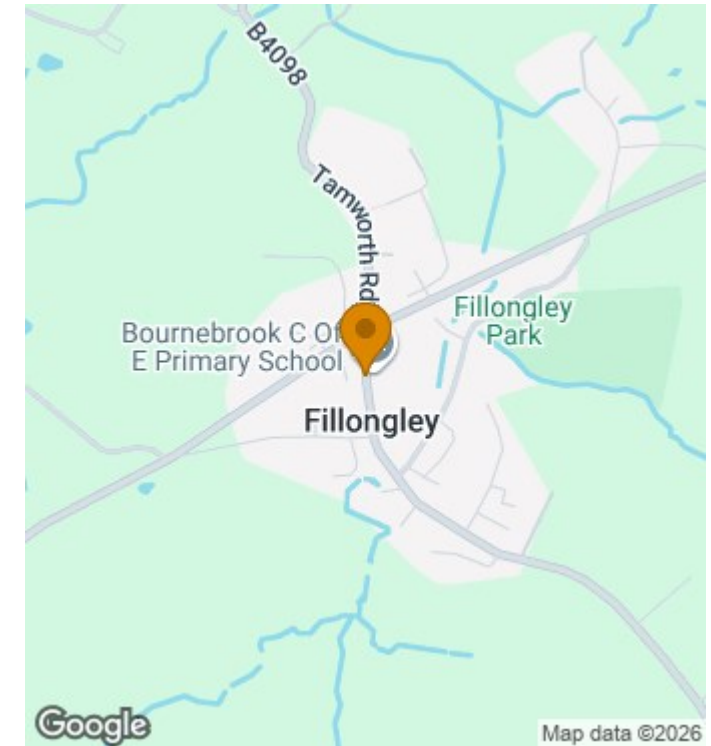
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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📞 02476 222 123

✉️ lettings@shortland-horne.co.uk 📧 @ShortlandHorne

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