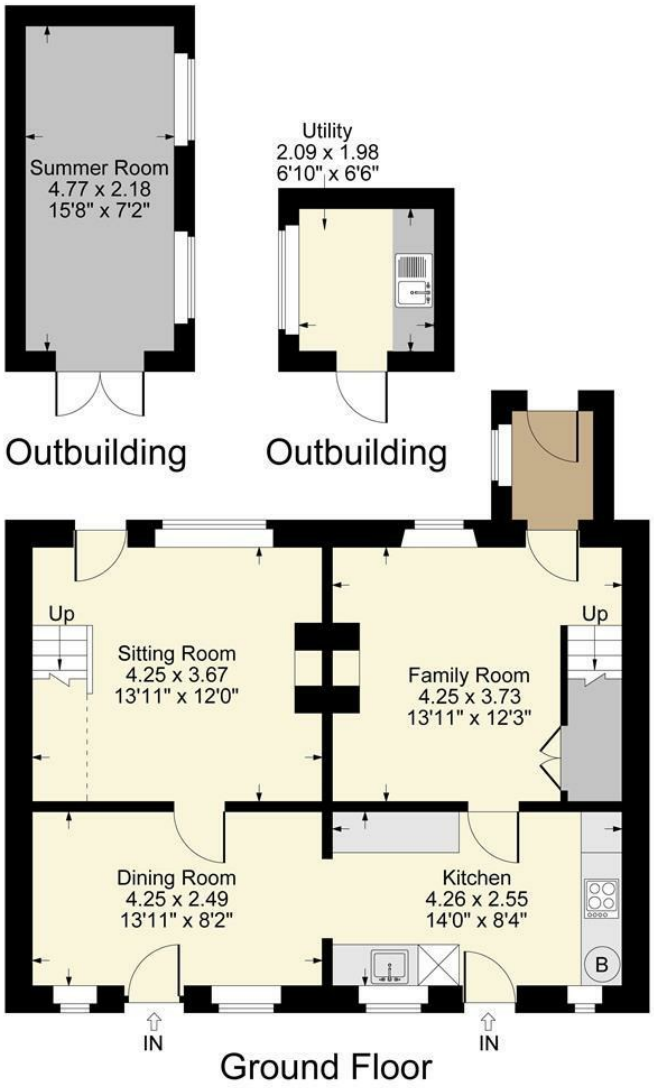


Carpenters Cottage, 19-21 Aston Cantlow Road, Wilmcote, CV37 9XN


Summer Room
4.77 x 2.18
15'8" x 7'2"
Utility
2.09 x 1.98
6'10" x 6'6"
Outbuilding
Outbuilding
N
Approximate Gross Internal Area
Ground Floor = 58.54 sq m / 630 sq ft
First Floor = 55.62 sq m / 599 sq ft
Outbuildings = 14.53 sq m / 156 sq ft
Total Area = 128.69 sq m / 1385 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.
Up
Sitting Room
4.25 x 3.67
13'11" x 12'0"
Family Room
4.25 x 3.73
13'11" x 12'3"
Up
Dining Room
4.25 x 2.49
13'11" x 8'2"
Kitchen
4.26 x 2.55
14'0" x 8'4"
B
IN
IN
Ground Floor
Bedroom
3.65 x 2.72
12'0" x 8'11"
Bedroom
3.65 x 2.72
12'0" x 8'11"
Dn
Dn
Bedroom
3.39 x 2.15
11'1" x 7'1"
Bedroom
3.46 x 2.16
11'4" x 7'1"
First Floor

- Two cottages converted into one
- Discreetly tucked away
- Garage and generous parking
- Two bathrooms
- Two parcels of amenity land
- Potential parking for caravan/motorhome
- New windows throughout
- NO CHAIN

4 2 2

Offers In The Region Of £550,000

NO CHAIN. A charming four-bedroom period stone cottage, formed from the sympathetic conversion of two original cottages into one well presented home. Occupying a delightful village setting, the property combines character features, flexible living accommodation and extensive outside space, together with generous parking and additional parcels of amenity land. With the option to convert back to two cottages if desired, this would also make an ideal purchase for anyone looking for a home, and a local investment opportunity

ACCOMMODATION

The accommodation is arranged over two floors and retains a wealth of original character throughout.

The ground floor comprises two welcoming reception rooms, one centred around an attractive fireplace and the other featuring a wood-burning stove, creating cosy and inviting living spaces. The kitchen is fitted with wall and base units with butchers block work surface over, and includes a double oven with 4 ring electric hob. Space for an under counter fridge, and the combi boiler is fitted to the wall. The kitchen also boasts traditional flagstone flooring and opens into a separate dining room, where the original quarry tiled floor adds further charm and authenticity. There is an additional door leading to the front, along with a door into the kitchen.

To the first floor, the property benefits from the unique feature of two separate staircases, reflecting its origins as two cottages, while the upstairs accommodation conveniently interlinks to create a practical and cohesive layout. There are four bedrooms and two bathrooms. The principal bathroom is beautifully appointed with a four-piece suite comprising a roll-top bath, separate shower cubicle, wash basin and WC, complemented by attractive wall panelling. The second bathroom is fitted with a bath with shower over, wash basin and WC.

OUTSIDE

A stable door leads from the house into the generous rear garden, which is predominantly laid to lawn and provides an excellent outdoor space for families and entertaining. Within the garden is a substantial insulated cabin with power and lighting, offering an ideal home office, studio or hobby room. Beyond the main garden, a further enclosed area benefits from vehicular access and provides excellent potential for the storage of a caravan, motorhome or additional vehicles. There are rights of way between this property and the neighbouring cottages, with number 17 having right of way over this garden, but they have additional rear access of their own garden so we understand make limited use of this arrangement. This cottage also benefits from right of way over the gardens of 23 and 25.





















The property enjoys a garage and parking for approximately six vehicles, located off a shared drive. To the rear of the property, accessed off the shared drive is two parcels of amenity land. One parcel of land is accessed via a five bar gate and is located next to the garage. The second piece of land is adjacent to the first piece and is interconnecting by a gate at the rear, and also has a pedestrian gate at the front. We believe this land makes an ideal space as an additional garden, potential allotment area, and we understand has previously been used to house a swimming pool.

ABOUT THE AREA

Wilmcote is a picturesque and highly sought-after Warwickshire village situated just a few miles from Stratford-upon-Avon. Best known as the childhood home of William Shakespeare's mother, Mary Arden, the village enjoys a rich heritage alongside a welcoming community atmosphere. Surrounded by beautiful countryside, Wilmcote offers a range of local amenities including a village shop, public house, church and railway station, providing convenient links to Stratford-upon-Avon and Birmingham.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

LISTED: No

BROADBAND/MOBILE COVERAGE Superfast available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 62% Vodaphone (Checked on Ofcom Jun26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.







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Peter Clarke

Winkworth