



Twin Cottage, 15-17 High Street, Ryton On Dunsmore, Warwickshire, CV8 3EY

HOWKINS &
HARRISON

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Ryton On Dunsmore, Warwickshire,
CV8 3EY

Offers in Excess of: £425,000

A beautiful four bedroom character cottage believed to date back to 1640 offering a wealth of period features combined with modern day living. Set in the popular village of Ryton on Dunsmore, close to local amenities and transport links, the property further benefits from beautifully landscaped gardens and outbuildings including a summerhouse and potting shed. The property is offered to the market with no onward chain.

Features

- Versatile accommodation over two floors
- Impressive inglenook fireplace with open fire
- Exposed beams throughout
- Farmhouse kitchen with original feature fireplace
- Four bedrooms, one on the ground floor
- Garden room with access to the rear garden
- Recently re-fitted bathroom
- Beautiful landscaped rear garden
- Summerhouse and potting shed
- Formerly two cottages and a small barn
- UPVC double glazing throughout
- Combi gas boiler
- No onward chain





Location

Ryton on Dunsmore is a village in the borough of Rugby, Warwickshire. It is situated between Rugby and Royal Leamington Spa. The village offers a number of local amenities which include a village pub, two convenience stores, a Chinese takeaway and hairdressers. Located on the outskirts of the village are gym facilities at the Sports Connexion Leisure Club which is situated next to Coventry City football training ground. Nearby is Ryton Pools Country Park, famous for its facilities, Steetley Meadows Nature Reserve and three well known fishing lakes. The village has a primary school and a further range of schools can be found in the neighbouring towns of Rugby and Royal Leamington Spa. Its location is ideally placed for access to major transport links (M1, M6 and M40), with access to London by train in just under one hour. Birmingham International airport is approximately 20 minutes' drive by car and is also accessible by train.

Ground Floor

Enter into the spacious entrance hall which is fitted with beautiful flagstone flooring and featured exposed ceiling timbers and a minstrel's gallery with Velux window above providing natural light. The entrance hall has had multiple uses over the years and is currently fitted with a charming bar with cupboards, fridge and wood effect flooring below. A brace and latch door lead to the cloakroom, which also features flagstone flooring and is fitted with a wash hand basin with glass tiled splashback and wc. There is a ground floor bedroom which could also be used as an additional reception room and features exposed wall and ceiling timbers. The kitchen/breakfast room is full of character and overlooks the rear aspect. Fitted with a variety of cream wall and base kitchen cabinets and drawers with work surface over, the kitchen has attractive quarry tiled flooring. There is a charming, believed to be the original, working cast iron feature fireplace set into a brick-built recess, a range cooker and dishwasher along with space and plumbing for additional appliances such as a washing machine, tumble drier, fridge and freezer. An attractive stable door provides access to the rear garden, with brace and latch doors providing access to a useful understairs cupboard in the kitchen, which makes an ideal pantry, and through to the sitting room, with ceiling timbers and a wonderful brick-built inglenook fireplace with exposed beam above and an open fire which provides a welcoming focal point to the room. From here, stairs rise to the first floor. To the rear of the property there is a lovely bright and airy garden room with oak flooring, a multi paned window overlooking the side aspect, and multi paned French doors which open to the wonderful gardens.





First Floor

A split level landing provides access to the first floor accommodation and features exposed timbers, minstrels gallery and a Velux window above. The principal bedroom features exposed timbers, original oak floorboards and an attractive brick-built chimney breast with fitted cupboards to one side. There are two further bedrooms both of which feature exposed timbers with bedroom three benefiting from a useful storage cupboard, whilst bedroom two, currently being used as an office, is fitted with Velux windows which flood the room with natural light. The recently refitted family bathroom is accessed via a brace and latch door and is of a generous size. There is wood effect flooring and attractive marble tiling to the walls. Fittings include an oak vanity unit with wash hand basin inset with useful cupboards below, heated towel ladder, WC and a shower enclosure with glass sliding doors with rainfall shower.

Outside

The property is accessed via a wooden gate off High Street beyond which, is a block paved pathway which leads to the front entrance door and continues to the side of the property, with a metal gate giving access to the private landscaped rear gardens which provide a tranquil haven with established planted flower beds, offering colour throughout the seasons, and feature established trees including Acers, two Wisterias, a vine and an apple tree. A meandering block paved pathway with pergola leads to a variety of outdoor seating areas designed to take advantage of the sunlight throughout the day. There is a charming summerhouse with light and power, which provides an area to retreat to throughout the day whether for work purposes or relaxation, a potting shed and log store. A brick-built outbuilding, formerly the village laundry, offers further potential for storage, workshop potential or could be converted subject to obtaining the necessary permissions. To the rear and to the side of the property there is a paved patio offering a choice of outside entertaining areas.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

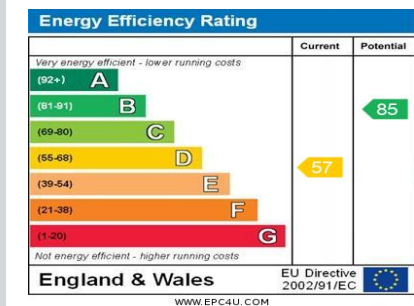
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

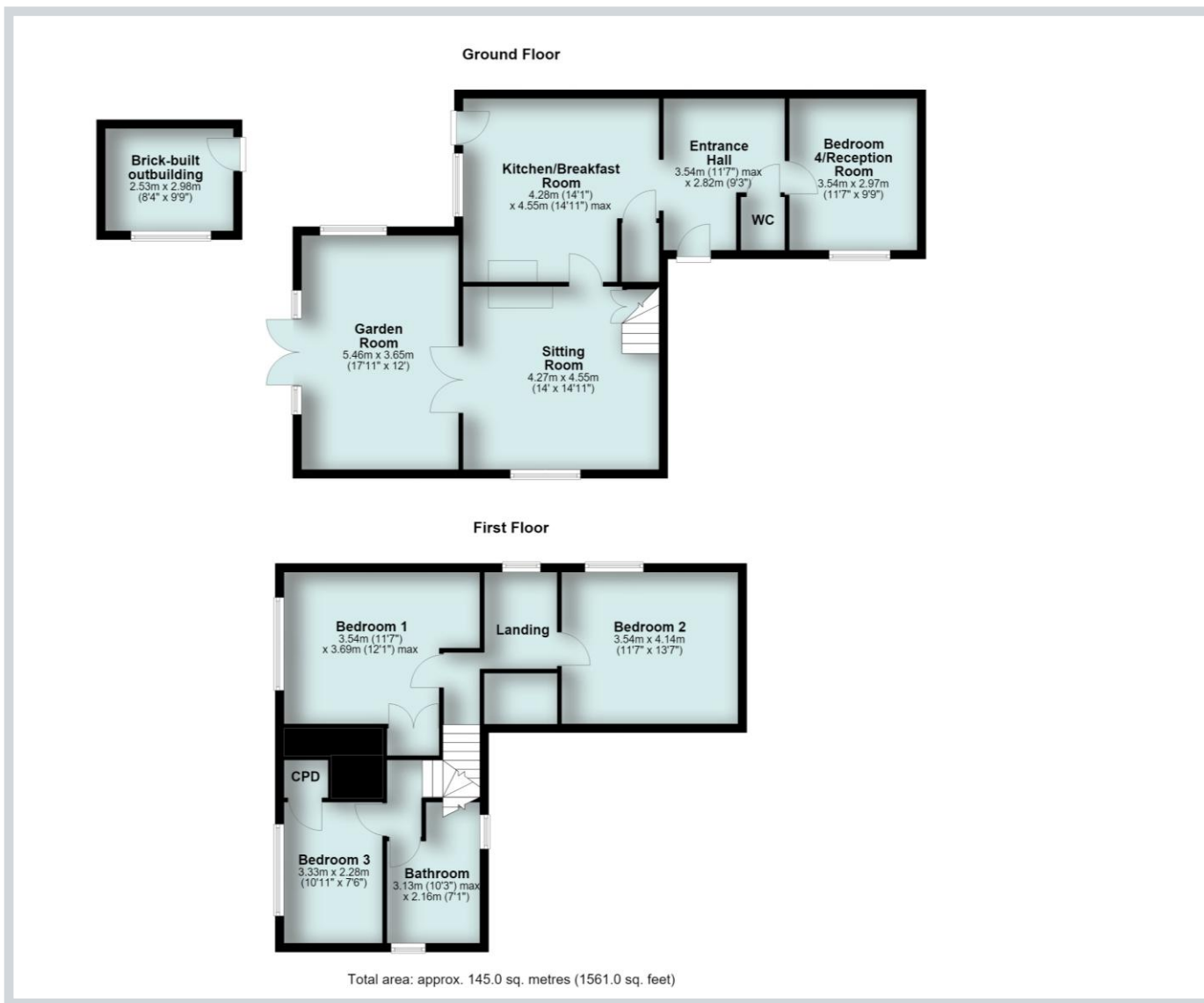
Rugby Borough Council. Tel:01788-533533.
Council Tax Band – E.



Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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