



Boyard Cottage  
Main Road,  
Austrey,  
CV9 3EG.





## GENERAL

Boyard Cottage is a stunning contemporary cottage which has been built with meticulous attention to detail and considerable style. Although the cottage is a newly built the design is inspired by the barns that originally stood on the site. A particular feature of the cottage is the good sized South facing garden. On the ground floor there is a superb living kitchen with bespoke bi-fold doors opening onto the garden terrace, a dining hall/snug and sitting room with a French door opening into the garden. On the first floor there are three double bedrooms, one of which has an en-suite.

The quality of the build is outstanding with some beautiful finishes including bespoke windows hand built by 'Peartree' of Hinckley, traditional kitchen cabinets with quartz worksurfaces and luxurious bathrooms. Particular attention has been made to the appearance of the cottage with hand made bricks, reclaimed Victorian rosemary tiles and dog tooth detailing to the brickwork.



## LOCATION

Austrey is a thriving village with a village shop/post office, primary school, two churches, a public house and a village hall. A wider range of amenities are available in Tamworth and Ashby-de-la-Zouch. The village is close to the M42 which provides links to Birmingham, Leicester, Coventry, Derby and Nottingham. Rail services are available in Tamworth and Nuneaton and the two international airports at Birmingham and East Midlands are easily accessible. There are a number of private and state schools in the area and also great opportunities for outdoor pursuits such as walking, cycling, horse riding and sailing.

## THE COTTAGE

The accommodation is arranged over two floors as follows. Front door opening into the dining hall.

## DINING HALL/SNUG

14' max x 13'1" max

A really useful space which works well as a dining hall, snug or home office. There is a staircase with oak balustrade rising to the first floor. Central heating radiator and door to the cloakroom.

## CLOAKROOM

Low flush lavatory, wash hand basin, chrome ladder style towel rail.

## SITTING ROOM

16'2" x 12'3"

A stylish room that has a media wall with a fashionable electric contemporary log fire beneath. There is a French door opening into the garden. Central heating radiator.

## LIVING KITCHEN

17'8" x 14'

A superb room with bi fold doors opening into the garden. The kitchen area is fitted with a generous range of traditional base and wall cabinets with painted fronts

and quartz work surfaces and Belfast sink. There is an island unit with breakfast bar and a generous range of integrated appliances including a gas hob, oven, fridge freezer, washing machine and dryer.

## ON THE FIRST FLOOR

Stairs rise from the dining hall to the landing.

## FIRST FLOOR LANDING

Opening off the landing are the bedrooms and bathroom.

## MASTER BEDROOM

12'5" x 9'10"

An impressive room with a real feeling of space as there is a full height ceiling. Central heating radiator. (First measurement is 11'10" measured to 5' eaves height)

## DRESSING AREA

## EN-SUITE

There is a double sized shower enclosure with rainfall and hand held shower attachments, wash hand basin and low flush lavatory.

## BEDROOM TWO

14'7" x 10'9"

A generous double bedroom with full height ceiling and roof light. Central heating radiator. (First measurement is 11'10" to 5' eaves height).

## BEDROOM THREE

14'2" x 12'8"

With full height ceiling. Central heating radiator. (First measurement is 12'2" measured to 5' eaves height).

## BATHROOM

Suite comprising a panelled bath with hand held shower attachment, low flush lavatory, wash hand basin with electric shaver point over. Double walk in shower enclosure with both rainfall and hand held shower attachments.

## GARDEN

The garden is a real sun trap as it is South facing. Immediately adjoining the cottage is a good sized terrace paved with Indian flagstones perfect for outdoor dining and entertaining. The garden is mainly laid to lawn with a small brook on the Southern boundary.

## CAR PARKING

The purchaser will have three dedicated parking spaces in the shared parking area (including the provisions for an electric car charging point). The car park will be included in the cottage's title excepting the six spaces dedicated to the owners of the other cottages.

## IMPORTANT NOTICE

Boyard Cottage is in the grounds of a listed property and it is thought that Pallett Cottage forms part of the setting of the listed building.





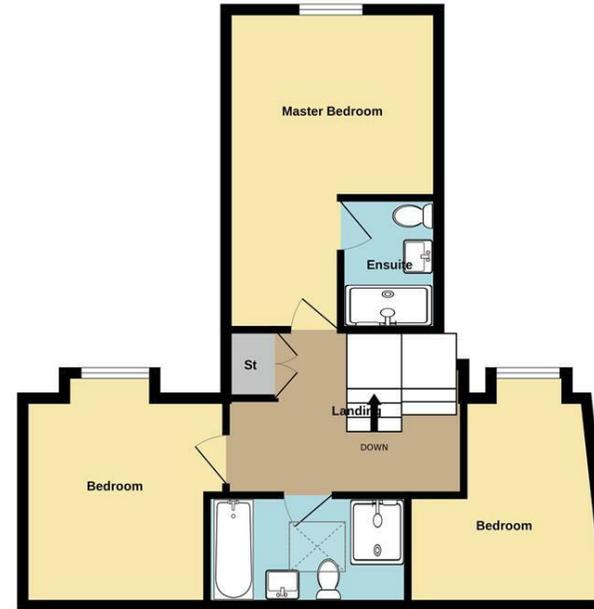
BOYARD  
COTTAGE



Ground Floor



1st Floor



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