Bakery Cottage 58a Main Street,
Higham On the Hill,
, CV13 6AH

£290,000

GENERAL

A charming cottage in lovely village setting. The accommodation briefly comprises on the ground floor, an entrance hall, sitting room with wood burning stove and French doors opening onto the courtyard garden, breakfast kitchen and cloakroom. On the first floor there is a large landing, three bedrooms and bathroom. Outside there is a gated courtyard with patio and an impressive detached garage with roller shutter door.

LOCATION
Higham on the Hill is a popular rural village boasting an historic church and primary school. The village is extremely accessible being approximately four miles from the M69 and nine miles from the M42. Nuneaton train station is within easy access making it commutable to London, Birmingham, Leicester and Coventry.

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

ENTRANCE HALL
Stairs to first floor and door to the sitting room.

SITTING ROOM
16'6" max x 14'2"
A lovely open plan living space, the principal feature of which is the wood burning stove with feature brickwork behind. There is a central heating radiator, French doors to the patio, understairs storage cupboard, two central heating radiators and door to the breakfast kitchen. (First measurement reduces to 12'3")

BREAKFAST KITCHEN
15' x 12'1" max
The kitchen is fitted with a comprehensive range of base and wall cabinets with oak style fronts. There is an alcove with a Range style cooker an inset one and a half bowl sink and drainer unit, plumbing for a washing machine, two beams to ceiling, quarry tiled floor and door to the rear hall.

REAR HALL
Tiled floor, back door and door to the cloakroom.

CLOAKROOM
7'2" x 6'9"
The cloakroom is a really good size with potentially room for a shower, low flush lavatory, wash hand basin, central heating radiator and plumbing for a washing machine.

ON THE FIRST FLOOR
Stairs rise from the entrance hall to the landing.

FIRST FLOOR LANDING
17'4" max x 7'9"
A superb space which was used by the current owners as a study area. There is an oak boarded floor and central heating radiator.

BEDROOM ONE
16'1" x 8'6"
A delightful double bedroom with oak boarded floor. Central heating radiator.

BEDROOM TWO
12'7" x 7'10"
A double bedroom. Oak boarded floor. Central heating radiator. (Some restricted headroom).

BEDROOM THREE
7'3" x 7'1"
Single bedroom. Central heating radiator.

BATH/SHOWER ROOM
There is a bath with central tap, corner shower enclosure, wash hand basin and low flush lavatory. Chrome ladder style towel rail.

OUTSIDE TO THE FRONT
To the front of the cottage is a parking area enclosed on three sides by a low brick wall.

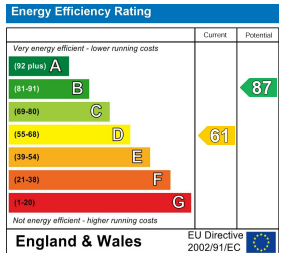
OUTSIDE TO THE REAR
A shared drive leads to double gates which open onto a large parking area and courtyard garden There is a patio adjoining the cottage and sited in the parking area, there is an impressive double garage.

DETATCHED GARAGE
16'6" x 11'2" ext to 16'10"
Roller shutter door, space for a work area and a pedestrian door.

COUNCIL TAX BAND
Hinckley and Bosworth Council Tax Band B.

Ground Floor

1st Floor



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