



21, Leather Mills Lane, Hartshill, Warwickshire, CV10 0RX

HOWKINS &  
HARRISON

21, Leather Mills Lane,  
Hartshill,  
Warwickshire, CV10 ORX

Guide Price: £695,000

Set in an idyllic semi-rural location is this substantial detached property occupying a generous size plot, backing onto open fields and enjoying delightful countryside views.

Suitable for multi-generation living, having an abundance of versatile accommodation totalling just over 3100sqft. In brief comprising:- two entrance halls both with cloakroom WC's, a superb size, modern open plan kitchen/breakfast room leading into dining area and a separate 28ft 'L' shaped sitting room.

To the first floor, accessed via two large landing spaces are six bedrooms, a dressing room and four bathroom/shower rooms.

This delightful home is approached via a double gated entrance leading to mature gardens, parking for several vehicles and attached double garage with adjoining workshop and a separate timber triple carport.



## Location

The property is located in Hartshill which is on the outskirts of Nuneaton. Hartshill Hayes country park is within minutes walking distance and there are good local shops, nearby in Hartshill and Atherstone and more comprehensive facilities can be found at Nuneaton approximately 3 miles distant and Tamworth approximately 13 miles distant. The property lies a couple of miles to the south of the A5 which gives easy access to the Midlands Motorway Network. Nuneaton town lies just 3 miles from the Leicestershire border and the river Anker runs through it. There is ease of access to most midlands cities via the A5 and A444 trunk roads with direct links to the M42, N69 and M1 motorways.

Towns close to Nuneaton include Bedworth, Atherstone and Hinckley, with Tamworth and Lutterworth a little further afield.

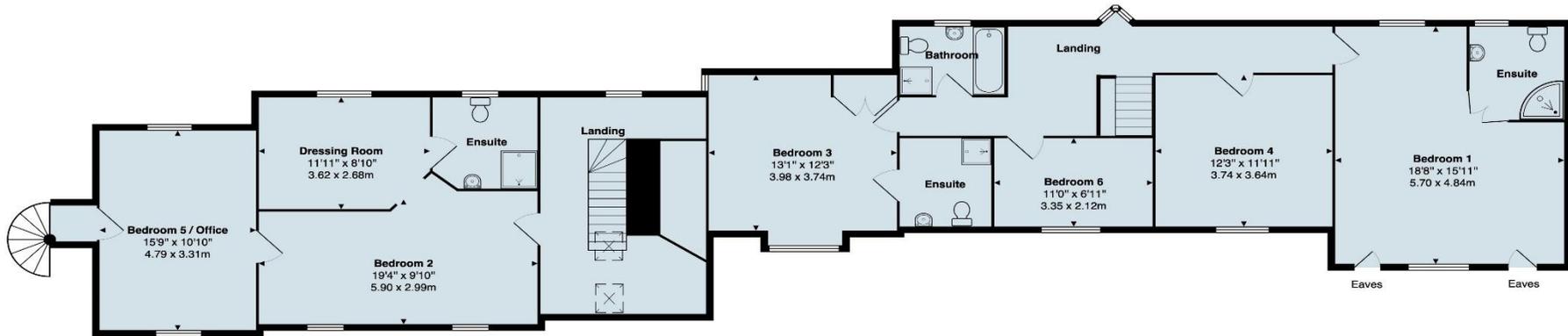
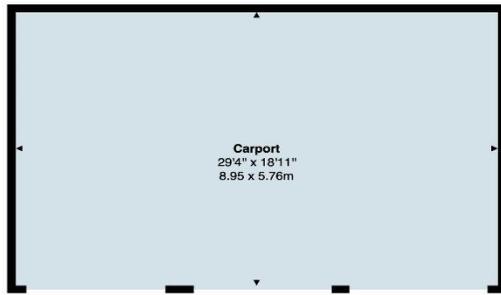


## Accommodation Details - Ground Floor

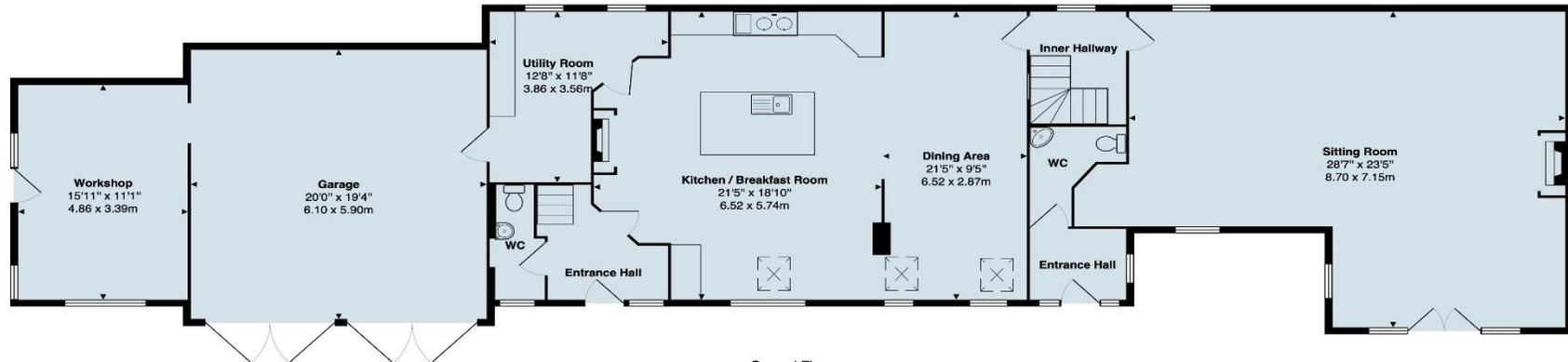
Entry via the main entrance hall with cloakroom WC off and staircase rising to a large galleried landing. A door to the right then leads into an impressive bespoke kitchen with centre island and a comprehensive range of units, granite preparation surfaces, space for 'Aga' and a range of integrated appliances. From here, the room opens up into a spacious dining area. There is an abundance of natural light flowing through this area with the addition of skylight windows. A door then leads into an inner hallway where you will find the second staircase and access to a 28ft 'L' shaped sitting room with feature fireplace with log burner and bi-folding doors to the front elevation. Finally access from the front elevation again into a second entry point leading to a cloakroom WC.

## First Floor

The first floor can be accessed from two separate staircases rising from both the main entrance hall and rear inner hallway. The larger galleried landing gives access to accommodation over the double garage, namely bedroom 5/office which has an exit door leading onto external spiral steps. The larger bedroom two benefits from a walk-in dressing room and its own en-suite shower room. Elsewhere are four further bedrooms and a main bathroom. Three of these bedrooms are generous doubles with access to their own en-suite shower rooms.



1st Floor  
Area: 1674 ft² ... 155.5 m²



Ground Floor  
Area: 1464 ft² ... 136.0 m²

Total Area: 3137 ft² ... 291.5 m² (excluding garage, workshop, carport)  
All measurements are approximate and for display purposes only



## Outside

Outside, the property is approached via a gated entrance leading to ample parking for several vehicles providing access to the attached double garage and adjoining workshop. There is also a substantial timber carport and to the rear is a mature, south facing, mainly laid to lawn garden, backing onto open fields with a delightful patio/sun terrace.

## Tenure & Possession

The property is freehold with vacant possession being given on completion.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Features

- Substantial, versatile family home
- Over 3100sqft of accommodation
- Modern, open plan kitchen/dining space
- Six bedrooms and four bathroom/shower rooms
- Delightful setting, countryside views
- Gated entrance, generous size plot
- Double garage & workshop
- Triple timber carport
- Ideal multi-generational living





## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

## 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. We are advised that mains water and electricity are connected to the property. There is a septic tank for drainage, LPG gas central heating and broadband is also connected to this property.

## Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

## Council Tax

Band - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	49 E	
21-38	F		
1-20	G		



## Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)  
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)  
Instagram [HowkinsLLP](https://www.instagram.com/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.



rightmove  
find your happy



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable solutions.