



Carol Cottage Truggist Lane Berkswell CV7 7BX

for sale
£1,100,000



Property Description

Carol Cottage, set in beautiful grounds of approximately two-thirds of an acre, offers exceptionally versatile accommodation, including four bedrooms and four reception rooms, making it ideally suited to modern family life, multi-generational living, or those requiring dedicated space for working from home. The property enjoys a delightful semi-rural setting and is surrounded by established gardens featuring specimen Acer and Hawthorn trees, colourful Hollyhocks, and an abundance of mature planting, creating a wonderful cottage-garden atmosphere. Further enhancing the property's flexibility is an integral annexe, complemented by a separate detached annexe, providing excellent options for extended family, dependent relatives, guest accommodation, or home office use.

A welcoming open canopy porch, complete with benches on either side of the entrance, creates an attractive focal point and a warm first impression. The property is particularly well served by an impressive range of outbuildings, including a substantial two-storey brick-built workshop offering excellent storage, workshop or business potential, together with a detached double garage. Combining character, versatility and extensive ancillary accommodation, Carol Cottage presents a rare opportunity to acquire a unique home in a delightful semi-rural setting surrounded by beautiful mature gardens.

Approach

The property is approached by a five bar gate leading through to large sweeping gravel driveway, open ornate canopy porch to oak front door in turn leading through to:

Sitting Room

Having oak floor, trap door to caller, leaded windows to the front, inglenook feature fireplace with log burner, door leading through to:

Lounge / Dining Room

With large inglenook feature fireplace, leaded light window to the front, oak flooring, lounge area with bi-fold doors to the side overlooking and leading to garden.

Breakfast Room

Having office area to the front, box bay leaded window, open feature fireplace, two further window to the side, understairs storage cupboard, staircase rising to first floor.

Kitchen

Fitted with a range of base and wall mounted units with solid oak work tops, stainless steel sink and drainer unit with mixer tap, built in Smeg dishwasher and wine cooler, four ring ceramic hob, double oven and grill beneath, breakfast bar, vaulted ceiling with roof lights, aluminium windows to the rear overlooking garden, stable door to the side, tiled floor.

First Floor Landing

Door leading through to bedroom three, four and family bathroom, further landing with five windows to the rear and storage cupboards.

Bedroom One

Vaulted ceiling, mezzanine for storage, window to the front.

Bedroom Two

Dual aspect window to the front and side, vaulted ceiling, vertical feature radiator, oak flooring, door through to:

Ensuite

Fitted with a white contemporary suite comprising of walk-in shower cubicle with mains shower fitted, low level WC, wash hand basin with mixer tap fitted into vanity unit and oak flooring.

Bedroom Three

Feature fireplace, vaulted ceiling, leaded window to the front and built-in storage cupboard.

Bedroom Four

Dual aspect windows to the front and side and ornate feature fireplace.

Family Bathroom

Fitted with bath having electric shower over, low level W/C, wash hand basin, heated towel rail and leaded window to the side.

Integral Annexe

Lounge area having bi-fold doors to the rear leading to garden and patio. Kitchen area with base and wall mounted units, induction hob with oven and grill below, space for fridge freezer, space and plumbing for automatic dishwasher and washing machine, sink and drainer unit with mixer tap, door through to:

Shower Room

Having shower cubicle with mains shower fitted, low level W/C, wash hand basin with mixer tap.

Detached Two Storey Workshop

Large workshop suitable for gym or home office, having light and power, external staircase leading to large storage room with two windows to the rear.

Detached Garden Annexe

Door to the side leads through to:

Open Plan Lounge

Sink and drainer unit with mixer tap, space and plumbing for washing machine, space for fridge freezer, lounge area with sash window to the front, vaulted ceiling with mezzanine landing for storage.

Bedroom

With door and stained glass window to the front.

Shower Room

Having double walk-in shower, low level WC, wash hand basin and window to the front.

Detached Brick Built Storage

Housing separate central heating boiler.

Detached Double Garage

Two doors to the front, light and power.

Gardens

A delightful and mature garden featuring an attractive collection of established Acer, Hawthorn, Birch, and Apple trees, providing year-round interest, colour, and structure. The garden is predominantly laid to lawn, creating a generous open space complemented by areas of natural wildflowers. The property has a large gravel driveway providing off road parking for several cars and giving direct access to garage.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

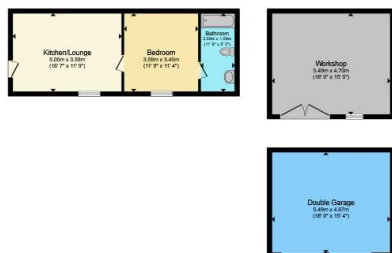




Ground Floor



First Floor



Outbuilding

Total floor area 334.1 m² (3,596 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: E Council Tax
Band: G

Tenure: Freehold

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