





**£195,000 Offers Over**

**Bedrooms 1  
Bathrooms 1**

On the historic stretch of Binley Road, where the character of old Coventry quietly lingers among mature trees and established homes, this enchanting seventeenth century end terraced cottage offers a rare opportunity to own a piece of the city's living history. One of just four original weavers' cottages, the property is documented as a building of historic interest to the city and sits proudly within the sought after Stoke Green Conservation Area. With its centuries old story woven into the very beams of the house, this delightful one bedroom cottage blends historic charm with the warmth and intimacy of traditional cottage living.

From the moment you arrive, the sense of heritage is unmistakable. The cottage has a quiet, timeless presence, its age and character evident before you even step inside. As you enter, the lounge welcomes you with a comforting atmosphere that immediately feels like home. Original timber beams stretch across the ceiling, each one rich with patina and history, telling a silent story of generations past. At the heart of the room, a brick fireplace with a gas fire creates a natural focal point, inviting you to imagine cosy evenings spent relaxing as the soft glow of the fire reflects against the textured brickwork and aged timber above. The room feels intimate yet characterful, the sort of space where the charm of cottage living truly reveals itself.

Beyond the lounge, the home continues to unfold with a dining room that provides a warm and comfortable setting for everyday meals or quiet evenings entertaining guests. The proportions are generous for a cottage of this era, offering flexibility for dining furniture while maintaining the cosy ambience that defines the property. Nearby, a convenient ground floor W C provides additional practicality along with useful storage space, ensuring the home balances historic charm with everyday functionality.

The breakfast room offers a bright and welcoming spot to begin the day. With practical vinyl flooring and a relaxed feel, it creates a natural link between the living spaces and the kitchen beyond. The kitchen itself is finished in neutral tones, providing a light and functional space where the simplicity of the design complements the cottage character rather than competing with it. It is easy to imagine preparing meals here while looking out towards the garden, with the calm rhythm of cottage life quietly unfolding around you.

Upstairs, carpeted stairs lead to a peaceful first floor landing where the sense of age and authenticity continues. The main bedroom is a spacious and inviting retreat, enhanced by the charm of a pitched roof that adds character and architectural interest. There is ample space for a double bed and additional furniture, creating a restful environment that feels both private and comfortable. Adjacent to the bedroom, a separate dressing room fitted with wardrobes provides valuable storage and adds a sense of luxury rarely found in cottages of this style and age. The bathroom is bright and well arranged, featuring a white three piece suite with bath, vanity unit and partial tiling, offering a fresh and practical space to unwind at the end of the day.

Outside, the property reveals one of its most delightful surprises. The garden is large, established and filled with the charm of a traditional cottage garden. Enclosed and paved for ease of maintenance, it offers a peaceful outdoor haven where pots of flowers, climbing plants and comfortable seating could transform the space into a tranquil retreat. Whether enjoying a quiet morning coffee, tending to plants in the afternoon sun, or sharing a relaxed summer evening with friends, the garden offers a sense of calm that feels wonderfully removed from the bustle of modern life.

Positioned along Binley Road, the cottage enjoys convenient access to a wide range of amenities while retaining the peaceful character of its conservation area setting. Local shops, cafés and everyday conveniences are within easy reach, while nearby transport links provide straightforward access to the city centre of Coventry. The location also connects easily to the A444 and M6 motorway, making travel across the region simple and convenient.

Offered to the market with no onward chain, this unique seventeenth century cottage represents a rare chance to own a home where history, charm and character combine to create something truly special. Perfect for those who appreciate period homes, first time buyers seeking something distinctive, or anyone drawn to the romance of traditional cottage living, this remarkable property offers not just a home but a story waiting to be continued.



**GROUND FLOOR**

- Lounge 15'1 x 12'3
- Dining room 11'8 x 10'8
- W/C
- Kitchen/Breakfast room 8'10 x 7'7
- Kitchen 12'6 x 7'3

**FIRST FLOOR**

- Bedroom 15'1 x 14'10

Dressing room

9'9 x 6'8

Bathroom

OUTSIDE

Rear garden