



Pinwall Lane

Sheepy Magna, Atherstone, Warwickshire, CV9 3PE

£285,000

Property Features

- Characterful Countryside Cottage
- Entrance Hall
- Lounge
- Dining Room
- Kitchen
- Utility Room
- Four Bedrooms
- Family Bathroom
- Garage, Rear Garden
- No Onward Chain

Full Description

Taylor Cole Estate Agents are delighted to present the rare opportunity to purchase this characterful countryside cottage nestled on the outskirts of Sheepy Magna. The property, which is set back off a tree lined country lane, benefits from accommodation briefly comprising: entrance hall, lounge, dining room, kitchen, utility room, four bedrooms, family bathroom, garage, rear garden, generous off road parking facilities. Early internal viewing is considered essential. No onward chain.

Situated off this quiet country lane, along with just three neighbouring properties, this charming and traditional cottage combines modern aspects and rustic features in a seamless blend. Set behind a neatly lawned fore garden with block paved driveway running adjacent providing ample off road parking facilities, access to the garage door and the solid wood front entrance door. With a great variety of local pubs and restaurants nearby, this magnificent property allows you to experience the countryside from the doorstep.

ENTRANCE HALL

Entering the home via the traditional solid wood front door, the hallway sets an early precedence for the property's unique charm and having wood grain effect laminate flooring, ceiling light point, internal archway leading to the staircase to the first floor landing, door to:

LOUNGE 25' 0" x 12' 11" (7.62m x 3.94m)

This spectacular through lounge offers an abundance of space for a range of free standing lounge furniture, and has dual aspect windows to both the front and rear providing idyllic views and a host of natural light, traditional inset log burner with raised tiled hearth and matching tiled surround, power points, radiator, two ceiling light points, leading through to:

DINING ROOM 10' 2" x 9' 10" (3.1m x 3m)

Positioned to the rear of the property with a large UPVC double glazed window overlooking the back garden, providing comfortable dining space, power points, ceiling light point.



KITCHEN 14' 8" x 13' 10" (4.47m x 4.22m)

Having been tastefully renovated by the current owners, this incredibly space is well equipped for modern day living whilst retaining and accentuating the traditional features of the property such as the large recess housing the 'Rayburn Nouvelle' oil cooker, with brick surround and exposed wooden beam above, additionally having a range of shaker style base units with wall mounted cupboards above, integrated tower oven display, solid wooden worktops throughout, inset two bowl porcelain sink, stainless steel hot and cold mixer tap over, UPVC double glazed window looking out to the rear aspect, further storage facilities via understairs storage cupboard, radiator, ceiling light point, door into:



UTILITY ROOM 5' 9" x 9' 11" (1.75m x 3.02m)

Providing space for housing of kitchen appliances, with recess and plumbing for dishwasher, recess and plumbing for washing machine, recess and point for fridge/freezer, wall mounted cabinet, UPVC double glazed window, ceiling light point, solid wood door facilitating access to the rear garden.



FIRST FLOOR LANDING

Continuing the rustic ambience of the property, with door into airing cupboard providing further storage space, ceiling light point, loft hatch access, solid wood doors to:

BEDROOM ONE 11' 10" x 13' 0" (3.61m x 3.96m)

Being a superb sized room allowing for a range of free standing bedroom furniture as well as a wealth of storage and having a matching range of fitted wardrobe and cupboard unit, door into overstairs storage cupboard, power points, radiator, ceiling light point, large UPVC double glazed window overlooking the front aspect and rural surroundings.



BEDROOM TWO 12' 11" x 9' 11" (3.94m x 3.02m)

This comfortable double bedroom enjoys similar benefits to the master bedroom, with ample storage via the fitted wardrobe unit, power points, radiator, UPVC double glazed window overlooking the front aspect, ceiling light point.

BEDROOM THREE 9' 10" x 8' 4" (3m x 2.54m)

Positioned to the rear of the property and enjoying glorious uninterrupted views of the rear garden and the countryside beyond, and having wood grain effect laminate flooring, fitted wooden cabinets and recessed shelving, power points, radiator, ceiling light point.

BEDROOM FOUR 11' 6" x 7' 7" (3.51m x 2.31m)

Currently used as a study but with potential for bedroom furniture and having power points, radiator, UPVC double glazed window overlooking the rear, ceiling light point.



FAMILY BATHROOM 8' 1" x 7' 11" (2.46m x 2.41m)

This generous sized four piece suite benefits from a myriad of natural light via the obscure UPVC double glazed window and has wood effect flooring throughout, fitted wooden wash basin unit with inset porcelain sink and hot and cold taps over, close coupled WC, full sized bath with decorative wooden panelling and gold coloured hot and cold mixer tap over, square shower cubicle with shower fitment over, bi-folding glass door and side screen with gold coloured framing, heated towel rail, inset ceiling spotlights.

OUTSIDE

GARAGE

Accessed from the front driveway and having up and over entrance door, window to the side aspect, door to side.

REAR GARDEN

Having a medley of slabbed paved patio and lawned areas with panoramic views beyond the garden allowing you to truly benefit from the property's rural position, and allows access to the side of the property with door to the gardeners WC, door to the single garage, wrought iron gates separating the front aspect, access to the property's oil tank.

ANTI MONEY LAUNDERING

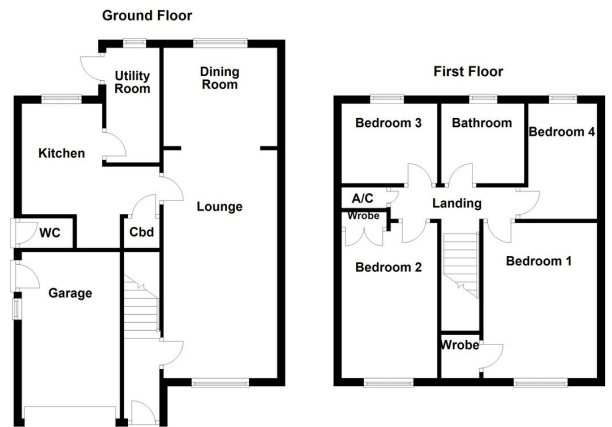
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements