Mythe Cottage is a stunning period house believed to date from the late 1700s with a later Victorian extension. The property sits in generous established grounds ext to approx 1.2 acres which are reached by a sweeping gravelled drive. The current owners have created a beautiful and most tasteful interior sympathetic to the age of the property whilst retaining many original features such as the staircase, fireplaces, skirting boards and cornicing. The house enjoys spacious and flexible accommodation to include main entrance hall with original staircase, elegant sitting room, drawing room, formal dining room and substantial breakfast kitchen, utility and study. To the first floor in the main house is a luxury family bathroom, master bedroom with balcony and en-suite and three further bedrooms. From the study is a second staircase which leads to a mezzanine landing area currently used as a library and there are two further en-suite bedrooms. There is a particularly generous one bedroom annexed attached to the property which has recently undergone complete modernisation to include sitting room, dining kitchen, shower room and a double bedroom. Outside the gardens are a particular feature being principally lawned and established and there are a variety of fruit and other mature trees. There is a substantial gravelled parking area which leads directly on to the gardens and also accesses the rear of the house. The property benefits from gas fired central heating, double glazing and cctv cameras. A
viewing is highly recommended to appreciate this unique and beautiful home.

**LOCATION**
The property is situated in between Witherley and Ratcliffe Culey and is set in pretty countryside. Despite Ratcliffe being a relatively small village there is a post office and public house. Witherley has two popular public houses and primary school. The village is close to the A5 giving access to Birmingham and Coventry. There are more comprehensive amenities in the historic town of Market Bosworth to the East where there the Dixie Grammar School is located and Atherstone to the South with its railway line and substantial shopping. There is also a highly regarded private school at Twycross and mainline railway station at Nuneaton.

**DIRECTIONS**
From our office in Market Bosworth follow Station Road out through Wellsborough onto the A444, turn left and on reaching the sign to Ratcliffe Culey on the right hand side follow this road through the village and on leaving the village turn left into Ratcliffe Road where the property can be found on the right hand side.

**THE HOUSE**
The property is arranged over two floors as follows:

**DOOR** Opening into:

**RECEPTION PORCH** With window above and to either side. There is tiling to the floor, double doors open into the:

**RECEPTION HALL** With central heating radiator, beautiful original staircase rises to the first floor and there is an understairs storage cupboard.

**SITTING ROOM** 16'9" x 16'3" (5.11m x 4.95m) An elegant room with high ceilings with window to front aspect and double doors which open on to the garden. Period fireplace with tiled surround and open grate, decorative plaster coving and cornicing to the ceiling and central heating radiator.

**DRAWING ROOM** 22'7" x 15'7" (6.88m x 4.75m) An impressive room with high ceilings and beautiful plaster coving and rose to the ceiling, exposed timber floor boards. The main focal point to this room is the magnificent marble fireplace which is inset with a log burning stove. There is timber panelling to the wall, bay window which overlooks the garden and a further window to the rear. There are wall light points and two central heating radiators.

**REAR HALLWAY** There is a recess where there is space for hanging coats, central heating radiator and door to outside.

**CLOAKROOM** White suite comprising low flush lavatory, pedestal wash basin, central heating radiator and tiling to floor.

**UTILITY ROOM** 11'9" x 8'6" (3.58m x 2.59m) Newly fitted with cream wall and base units, stainless steel sink, drainer and mixer tap, window to rear, gas fired central heating boiler concealed in a unit, central heating radiator, plumbing for washing machine, space for tumble dryer.

**DINING ROOM** 16'3" x 12'1" (4.95m x 3.68m) Formal dining room with window overlooking the front gardens, central heating radiator, brick built fire recess, exposed wooden floor boards, decorative plaster cornicing and rose to ceiling.

**DINING KITCHEN** 25'1" x 15'4" (7.65m x 4.67m) Fabulous sized kitchen, lovely and light with windows overlooking the rear garden. Fitted with a range of timber fronted wall and base units, one and a half bowl ceramic sink and mixer tap, plumbing for dishwasher. Further separate belfast sink. Flagstone flooring,' Rangemaster' five burner oven set in recess, recessed spotlights to ceiling.

**STUDY** 19'1" max x 13'8" (5.82m max x 4.17m) An unusual shaped room having two windows, wall light points and staircase. The first staircase in the reception hall leads to the:
LANDING Lovely and light with scrubbed exposed original timber floor boards, velux roof window, central heating radiator, feature etched and coloured glass window which looks into bedroom four.

MASTER BEDROOM 15'8" x 12'11" (4.78m x 3.94m) Delightful bedroom with the original floor boards on show. There is an ornate fireplace, coining to ceiling, double doors which open on to the balcony which gives breathtaking views over the garden and adjoining countryside.

EN-SUITE White suite comprising tiled shower cubicle, wash basin and low flush lavatory set in unit with vanity mirror over with heated towel rail, exposed wooden flooring, recessed spotlights, hatch to roof space.

FAMILY BATHROOM Luxury suite comprising low flush lavatory and wash basin set in a bespoke oak vanity unit. There is a claw foot free standing bath with hand held shower attachment, corner shower cubicle, heated towel rail, exposed floor boards, heated towel rail, window and recessed spotlights.

BEDROOM 2 16'8" x 16'3" (5.08m x 4.95m) With picture window overlooking the Warwickshire countryside. Period style fireplace, coining to ceiling and two central heating radiators.

BEDROOM 3 16'8" x 16'5" (5.08m x 5.00m) Attractive room with period style fireplace, coining to ceiling, two central heating radiators and window which views across the countryside.

BEDROOM 4 10'10" x 6'11" (3.30m x 2.11m) Currently used as a dressing room with central heating radiator and window to front elevation giving views across the Warwickshire countryside.

SECOND STAIRCASE Accessed from the study leads to the:

MEZZANINE FLOOR 14'5" max x 18'7" max (4.39m max x 5.66m max) A lovely area and ideal as a library or a quiet reading area with some exposed roof trusses, central heating radiator and two windows.

LANDING Built in airing cupboard housing the gas fired central heating boiler and hatch to roof space.

BEDROOM 5 17'2" max x 12' max (5.23m max x 3.66m max) Irregular shaped room, window overlooking the garden, central heating radiator, period fireplace.

EN-SUITE White suite comprising tiled shower cubicle, low flush lavatory, wash basin set in in vanity unit and window to rear.

BEDROOM 6 15' x 9'9" (4.57m x 2.97m) With timber groove panelling to the walls, window overlooking the garden and central heating radiator.

EN-SUITE Tiled shower cubicle, wash basin and low flush lavatory set in vanity unit.

ANNEXE Door opens into:

DINING KITCHEN 17'9" x 10'5" (5.41m x 3.18m) Recently refurbished to include timber fronted wall and base units with one and a half bowl stainless steel sink, drainer and mixer tap, tiling to splashback areas, plumbing for washing machine, space for oven and tiling to floor.

SITTING ROOM 11' x 18'10" max (3.35m x 5.74m max) (first measurement into bay). Bay window to front aspect, stove style electric fire. Central heating radiator. Large storage cupboard with central heating radiator.

INNER HALLWAY With central heating radiator.

SHOWER ROOM Recently refurbished with white suite comprising tiled shower cubicle, wash basin and low flush lavatory which is set in a vanity unit, tiling to floor, window and heated towel rail.

BEDROOM 12'11" x 10' (3.94m x 3.05m) With window to front aspect, central heating radiator and hatch to roof space.

OUTSIDE To the rear of the property is a substantial gravelled parking area where there is parking for numerous vehicles and this leads directly on to the gardens which are a particular feature being fine and established. They are laid principally to lawn. Interspersed amongst the garden are mature trees including cedars, oaks and walnut. There is also a vegetable plot and productive orchard which includes apples, plumbs and pear trees. Also within the garden are two timber sheds, stables, original pig sty and a well.

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