



**Orton Lane
Sheepy Magna
Atherstone
CV9 3NJ**

***** WOW TAKE A LOOK AT
THIS BEAUTIFUL RURAL
PROPERTY *** EXTREMELY
SPACIOUS *** STUNNING
COUNTRYSIDE VIEWS ***
SURROUNDING GARDENS
AND GARAGES *****

***** MUST BE VIEWED *****

Asking price £775,000

Exclusive Town & Country Homes

Grange Cottage Orton Lane, Sheepy Magna, Atherstone, Warwickshire, CV9 3NJ

An extremely impressive three storey rural property with excellent views and outstanding location alongside Orton Lane, Sheepy Magna although the property lies nearer to Orton On The Hill.

A light and airy home, having views over the countryside from most of the windows.

The accommodation comprises briefly of:

- * Reception porch *
- * Hallway *
- * Fitted cloakroom *
- * Lounge *
- * Dining room *
- * Spacious Kitchen with breakfast area *
- * Conservatory *
- * Utility room *
- * Fitted cloakroom *
- * First floor landing *
- * Four bedrooms *
- * Two en-suites *
- * Family bathroom *
- * Attic bedroom & fitted w.c *
- * Oil fired central heating *
- * Double glazing *
- * 45'0 Triple door garage *
- * Large gardens and adjoining fields with outstanding views *

The property is located in this enviable rural location we understand that it has previously been mentioned that the property may stand in up to an acre of gardens however that has not been verified and should be by any interested purchaser. There is accommodation on three floors and being complemented with large garage and yard area with its own double gated access.

The property is positioned to offer access to all major Midlands, Towns and Cities and particular easy access to nearby Twycross private school and the Dixy Grammar private school in nearby Market Bosworth.

There are many walks nearby and any interested purchaser should view the property to fully appreciate both the outstanding accommodation and external space, gardens, entertainment area and yard.

The accommodation comprises in more detail:

ASKING PRICE £775,000

RECEPTION PORCH

With double glazed door, side window, flaggon style flooring and exterior lighting.

HALLWAY

With double glazed entrance door, radiator, slate tiled flooring, coving surround to ceiling, ceiling rose and stairs off to the first floor.

CLOAKROOM OFF

With white w.c and wash basin, vanity cupboard, matching slate tiled floor and extractor fan.

LOUNGE 29'0 x 12'0 (8.84m x 3.66m)

An exceptional family room with low level inglenook style fireplace with brick inserts and hearth with wood burner inset. Feature ceiling beam, wall light points, two double glaze windows to the front and two radiators.



DINING ROOM 19'10 x 10'3 (6.05m x 3.12m)

With double glazed front and rear windows having double glazed double doors to the side overlooking the garden. Two radiators, down lighters to ceiling, laminate flooring and double opening doors to the kitchen.

KITCHEN WITH BREAKFAST AREA 29'0 x 8'0 (8.84m x 2.44m)

Having cottage style painted units, with a range of base units, range of wall units, white enamel sink, pull out wicker baskets, space for range style cooker set within matching unit with display pelmet with shelving having tiled relief and extractor over, . Granite work surfaces, ceramic tiling, ceiling beam, double glazed window with pelmet over. Down lighters to ceiling, feature tiled flooring, radiator and open through to breakfast area with raised wood burner on brick plinth and hearth. There is a feature archway which leads through to:

CONSERVATORY 12'3 x 12'0 (3.73m x 3.66m)

Having double glazed surrounding windows, full width double glazed bifold doors to the rear, down lighters, two radiators and excellent aspects over patio and countryside beyond.

UTILITY ROOM 6'6 x 10'4 (1.98m x 3.15m)

With double glazed door to the rear, side window, radiator, white Belfast enamel sink with wooden units. Plumbing for automatic washing machine and space for dryer. Granite work surfaces, radiator, tiled flooring, down lighters to ceiling, store cupboard off containing central heating boiler and fitted white w.c.

TO THE FIRST FLOOR

FULL LENGTH LANDING

With double glazed side window, three double glazed rear windows all offering excellent views, two radiators, staircase off to the second floor. Wall light points and loft access.

BEDROOM (FRONT) 10'6 5'0 min x 16'6 max (3.20m 1.52m min x 5.03m max)

Having double glazed window with views, radiator, airing cupboard, fitted shelving and recess cupboard.

BEDROOM (FRONT) 12'0 x 12'3 min 16'6 max (3.66m x 3.73m min 5.03m max)

Having double glazed window with views, radiator, coving surround to ceiling and ceiling rose, two double wardrobes with central dressing table and large wall mounted mirror.

EN-SUITE SHOWER ROOM

Having white suite with double sized shower cubicle, w.c, wash basin with fluted pedestal, radiator with towel rail, full ceramic tiling, matching tiled floor. Extractor fan, down lighters to ceiling and raised internal window.

BEDROOM (FRONT) 14'0 x 12'0 16'6 max (4.27m x 3.66m 5.03m max)

Having double glazed window with views, radiator, single wardrobe and double wardrobe.

EN-SUITE

Having white w.c, wash basin, ceramic tiling, radiator, down lighters to ceiling and raised internal window.

To complement the w.c, and wash basin in the en-suite located out on the landing there is a:



WALK IN SHOWER

With access door and having full ceramic tiling with matching tiled floor, extractor fan.

BEDROOM (FRONT) 10'5 x 10'1 min (3.18m x 3.07m min)

With double glazed window having outstanding views. Radiator and a range of fitted wardrobes.

FAMILY BATHROOM 7'3 x 7'0 (2.21m x 2.13m)

Having white bath with corner tap plus dual head showers over, w.c, wash basin set in vanity units, vertical radiator, full ceramic tiling including floor, double glazed window with views and down lighters to ceiling.

TO THE SECOND FLOOR

LANDING

With double glazed velux window.

W.C. OFF

With wash basin, vanity cupboard and w.c.

BEDROOM 21'0 x 9'0 (6.40m x 2.74m)

Having three double glazed velux windows, double radiator (please note that not all of this measured area is of useable head height due to slopping ceilings).

TO THE EXTERIOR

The property enjoys a stunning rural location. To the front there is a lawn area with reception leading to the porch. Wooden gated access with gravel driveway and parking for a number of vehicles and side lawns which front on the lane by screen conifer hedgerow. Gardens having shrubs and trees inset and outstanding views to the rear.

TRIPLE GARAGE 46'6 x 18'0 (14.17m x 5.49m)

With three independent remote controlled roller shutter doors, providing access to garage space including one stud wall to the interior with light and power points. Pitched roof, side double glazed window and door to the garden.

Steps leading to raised reception area with wrought iron gates set within brick surround to rear flaggon style patio providing delightful outside entertainment space with built in brick thralls with concrete tops and tiled preparation surface, pizza oven and open outdoor fireplace with a small chimney and brick arch log storage areas. Exterior lighting and outstanding aspects again over adjoining fields to the rear with retaining wall with raised borders and post and rail fencing. The patio then continues to the side with sleeper style paved patio area, gardens with conifers to the lane, garden pond, raised shrubs and area. Lawns and a large type surface yard with its own double gated access, security lighting and ideal for anyone that wishes to use it as either storage/small builder etc, caravan or motorhomes.

GENERAL INFORMATION



SERVICES

We understand there is mains water, there is no gas it is oil fired central heating and private drainage system.

TENURE

We understand the property is freehold. However, further verification must be sought from the vendors solicitors.

VIEWING

By prior appointment with Mark Evans & Company on 01827 311300

COUNCIL TAX

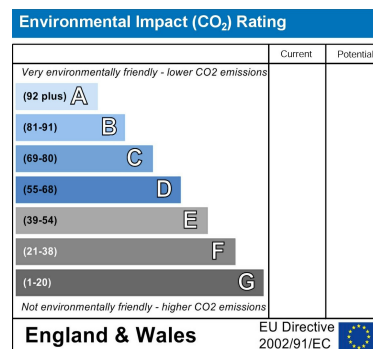
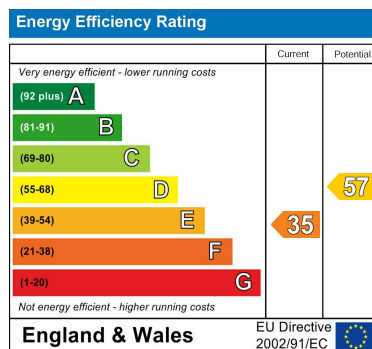
We understand this property is Council Tax Band "G". However, this should be verified by any intending purchaser.

DISCLAIMER

DETAILS HAVE NOT BEEN CHECKED BY VENDOR & CONSEQUENTLY INFORMATION CONTAINED HEREIN MAY CHANGE AND ANY PROSPECTIVE PURCHASER TO VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.

FIXTURES AND FITTINGS

Some items may be available subject to separate negotiation. We would advise any intending purchaser to verify what will be included in the sale of this property and confirm this with their solicitors.

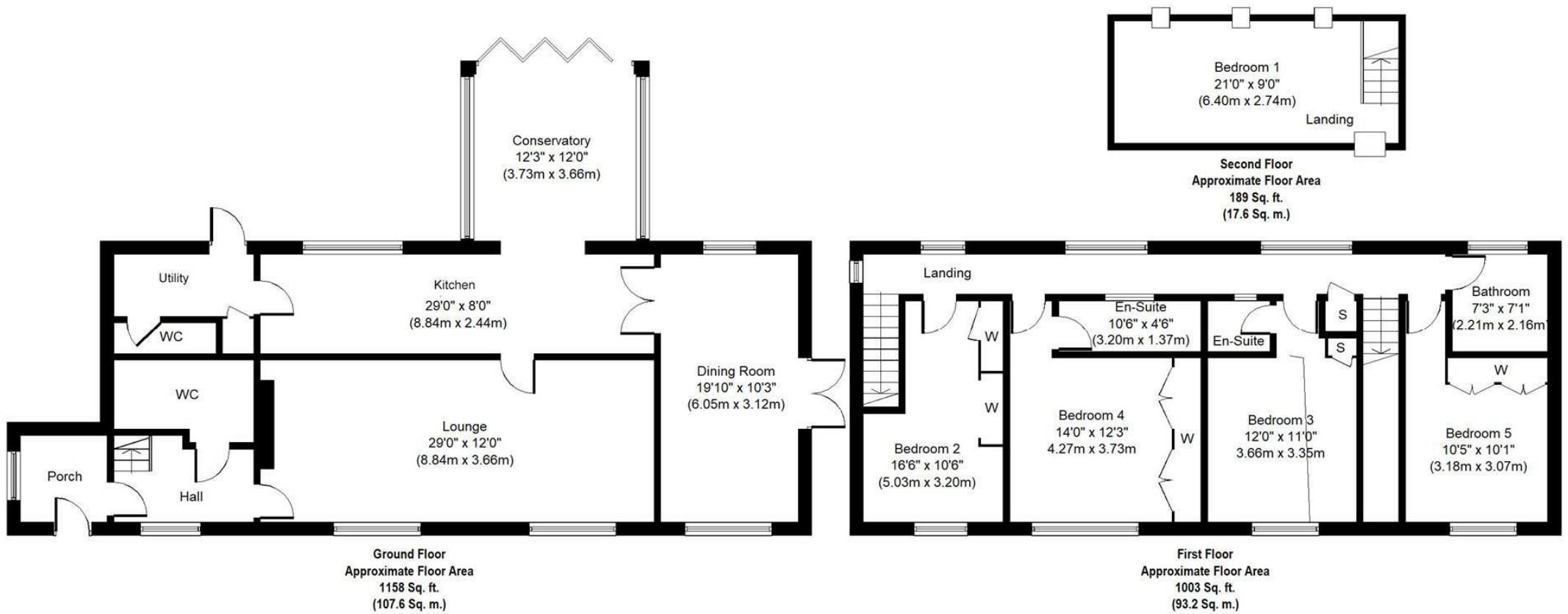












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

