

Peter Clarke



Pump Cottage, 7 Church Street, Wellesbourne, Warwick, CV35 9LS

£215,500



This most charming character cottage affords a truly delightful period feel throughout whilst boasting modern kitchen and shower room all set within mature cottage gardens. The property ideally suits a First Time Buyer or an ideal opportunity to acquire it as a holiday LET being so close to historic Warwickshire locations such as Stratford Upon Avon and Warwick.



**APPROACH/FORE GARDEN** This superb character property sits comfortably back behind a picket fence with central gated entry onto a paved approach to a gated access to the side/rear garden, shaled fore garden, feature redundant well pump. The attractive façade has a partially glazed door allowing access to the main accommodation.

**WELCOMING ENTRANCE HALL** Having stone flooring with corner shelving, small feature picture window to one side and solid oak door to:

**SHOWER ROOM** Incorporating modern with traditional with brick floor and feature walling, double glazed window to one side and boasting a range of white sanitary ware which comprises a low flush WC, pedestal hand wash basin and walk-in double width shower cubicle with glazed screen, white

shower tray with full height tiling, rain water style shower unit over and recessed spot lighting to ceiling.

**COSY SITTING ROOM** Taking you back with a period feel with the focal point of the room being an open fireplace, wood book shelving to one side, flagstone style flooring, door to concealed staircase and solid oak door to:

**KITCHEN** Having a range of modern 'Shaker' style floor and wall mounted cabinets incorporating oven, recess ideal for housing washing machine with plumbing, roll top work surfacing over with fitted ceramic hob with extractor over, single bowl stainless steel sink with double glazed window over, ceramic tiled splashback, wall mounted 'Vaillant' central heating boiler, door to useful under stairs store and glazed door to rear garden.

**FIRST FLOOR LANDING** Enjoying natural strip flooring, hatch access to loft space, double glazed window to rear elevation and doors leading to:

**BEDROOM ONE** This well proportioned double bedroom has natural wood strip flooring, central featured period fireplace and double glazed window to front elevation.

**BEDROOM TWO/ STUDY** With currently working from home being more popular, this is an ideal room for a home office or single bedroom. Natural wood flooring and double glazed window to rear elevation.



**PATIO GARDEN** Immediately to the rear of the property is a paved patio area with recessed decked area with raised evergreen borders, to one side raised lawned area and crazy paved area with door to a useful brick built store, whilst a further door allows access to potential workshop/further store ideal for housing garden appliances and tools.

### GENERAL INFORMATION

**TENURE:** We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains gas, electrics and drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in **Band C**.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D.** A full copy of the EPC is available at the office if required.

**DIRECTIONS:** From the agents office, the property is a short walk along the parade of shops/restaurants around into Church Street where the property can be found on the left hand side indicated by the agents for sale board.

**VIEWING:** By Prior Appointment with the Selling Agents.

**REGULATED BY RICS**

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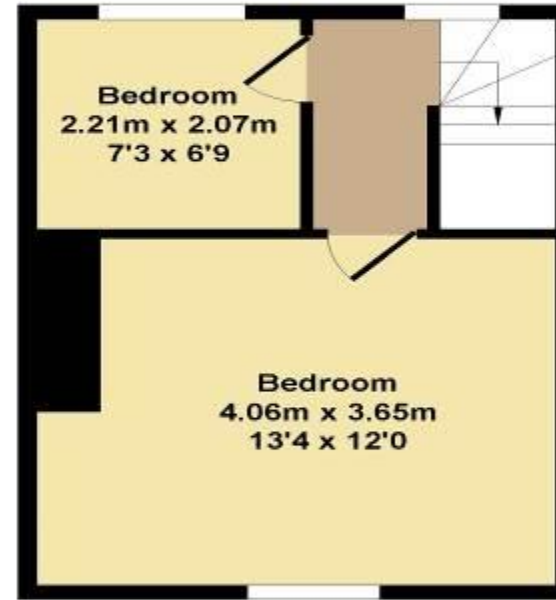
# Church Street, Wellesbourne

## Total Approx. Floor Area 58.40 Sq.M. (629 Sq.Ft.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor  
Approx. Floor  
Area 34.10 Sq.M.  
(367 Sq.Ft.)



First Floor  
Approx. Floor  
Area 24.30 Sq.M.  
(262 Sq.Ft.)

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings. (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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# Peter Clarke

Six offices serving South Warwickshire & North Cotswolds