



**31 The Stables Caldecote Hall Drive, Caldecote  
Nuneaton CV10 0TW  
Asking Price £299,950**

Pointons are pleased to offer this sought after conversion of luxurious character situated within former stately home of Caldecote Hall. This quiet rural setting boasts approximately 35 acres of well maintained estate ground including woodlands, lawn and ponds and further views beyond over farmland and some local villages. The location is within close proximity to commuting links. The property offers spacious and well appointed accommodation throughout, benefiting from double glazing and underfloor heating which in brief comprises a pleasing entrance hall, lounge/dining room, breakfast kitchen with integrated appliances including dishwasher, washing machine and aga oven with French double doors onto patio area, two bedrooms, master benefiting from an en-suite bathroom and the later an en-suite shower room. Outside there is a courtyard entrance, allocated parking and a two storey garage being alarmed offer CCTV, power and lighting plus an plus a snug upstairs with velux windows. Views over the extensive grounds. An internal inspection is highly recommended to appreciate the size and quality of the accommodation on offer. EPC-C





#### Entrance Hall

With entrance door, underfloor heating and doors off to various rooms.

#### Lounge/Diner

17'10" x 16'9" (5.44m x 5.10m)

With three double glazed windows to rear, feature electric log effect heating, storage cupboard, laminate flooring, TV point, underfloor heating and double glazed door to rear patio area.

#### Kitchen

9'0" x 17'1" (2.75m x 5.20m)

Fitted with a matching range of base and eye level units with worktop space over, china butler style sink unit with stainless steel swan neck and tiled splashbacks, integrated dishwasher and washing machine, space for fridge/freezer and AGA over, two double glazed windows, double glazed window, two double glazed velux windows, tiled flooring, underfloor heating and double glazed French double doors to garden.

#### Bedroom

9'6" x 7'0" (2.90m x 2.14m)

Double glazed window to rear and underfloor heating.

#### En-suite Shower Room

Three piece suite with tiled double shower cubicle, wash hand basin with base cupboard and mixer tap and low-level WC, tiled surround, underfloor heating and non slip tiled flooring.

#### Bedroom

13'9" x 15'8" (4.19m x 4.77m)

Two double glazed windows and underfloor heating.

#### En-suite Bathroom

Fitted with three piece suite with freestanding bath with taps, wash hand basin with draw and tiled surround and low-level WC, tiled surround and radiator.

#### Garage

Being alarms and having CCTV, benefiting from having power and lighting with electric roller shutter door, double glazed window and stairs off to snug/store room.

#### Store Room/ Snug

With two double glazed velux windows, laminate flooring and having storage to the eaves.

#### Outside

This former Stables includes a parking space within the courtyard and a garage, all enclosed by automated electric gated entrance, lawn and patio area.

#### General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

#### COVID 19

In line with government guidelines any interested party should follow the necessary steps:

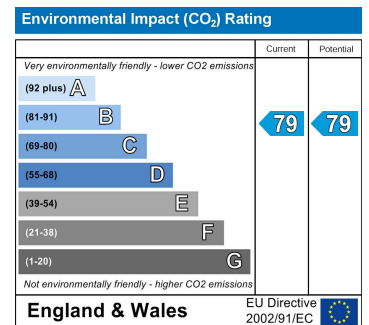
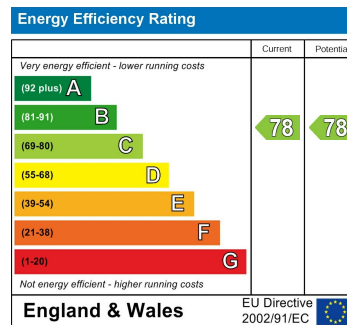
To have viewed the property by virtual tour from pointons-group.com website.

To ensure maximum safety be in a position to proceed to purchase this property prior to arranging an internal inspection - any marketing of your own property we will be happy to discuss. Our website also has instant valuation tool for your convenience. Maximum of TWO adults will be allowed to view the property, as long as they have face masks and have sanitized their hands.

Not to touch anything in the property - all doors will be opened and lights must remain on.

NO children will be able to attend

Our aim is keep our clients safe during this difficult time.



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