



Langley Cottage, 37 Cottage Lane, Whitacre Heath, Nr Coleshill B46 2EJ

HOWKINS &
HARRISON

Langley Cottage,
37 Cottage Lane, Whitacre Heath,
Warwickshire, B46 2EJ

Guide Price: £799,950

An impressive detached residence situated within a premier residential location presently used as a guesthouse.

Offering versatile accommodation and occupying a generous size plot with delightful front and rear gardens alongside a gravelled driveway providing ample parking for several vehicles, detached double garage, workshop and utility room.

Features

- Four reception rooms
- 7 bedrooms in total, 2 located on the ground floor
- En-suite facilities to all bedrooms
- Newly fitted kitchen/breakfast room
- Double glazed conservatory
- Detached double garage and ample parking



Location

Situated within this sought after rural village, lying on the edge of an unspoilt rural landscape. The property benefits from a quiet spot that has total convenience in travel terms with Birmingham 15 miles, Coleshill 3 miles, the M42 (J9) 4 miles allowing direct access to the national motorway system. Birmingham airport can be reached within 15 minutes, the National Exhibition Centre is close at hand and mainline railway stations are to be found at Birmingham International, Nuneaton and Tamworth.

Sporting facilities are well catered for in the area with The Belfry at Sutton Coldfield, racing at Warwick, Stratford and Uttoxeter and a wealth of other sporting facilities close at hand.

Atherstone - 8.6 miles

Tamworth - 8.9 miles

Sutton Coldfield - 9.3 miles

Nuneaton - 11.8 miles



Ground Floor

Entrance porch leading into a dining entrance hall with attractive 'inglenook' fireplace with open fire and raised, parquet flooring, exposed beamed ceiling, door leading through to a sitting room with feature fireplace, leaded light double glazed window to the front elevation, inner hall with stairway leading to the first floor, open plan to the kitchen/family room having a solid fuel burner, open faced brick surround, raised tiled hearth.

Re-fitted kitchen comprising a comprehensive range of eye level and base units with ample preparation surfaces and integrated appliances, breakfast bar, tiled flooring and door leading through

to a large double glazed conservatory with double glazed windows and french doors overlooking the garden. Door leading off to large reception room two/games room which has double glazed windows to the rear elevation enjoying garden views, door leading to the rear entrance porch, fireplace with fuel burner, open faced brick surround.

Further doors lead off to two ground floor bedrooms both having en-suite facilities, cupboard housing the controls for the underfloor heating system, stairway leading to the first floor.

First Floor

Stairway leading to landing with galleried balustrade, access to roof void, doors leading off to five excellent size bedrooms, all having en-suite facilities. There is a laundry room which also houses the hot water cylinder. A first floor kitchen having a range of eye level and base units, built in hob.





Outside

To the front of the property is a gravelled driveway leading to the rear of the property where there is ample parking for several vehicles, access to a large detached double garage with utility room and workshop, lawned gardens with mature borders. There is a variety of trees and shrubs, large paved patio area, outside lighting and a storage shed. To the rear of the garage is a greenhouse and patio area.



A truly individual detached cottage offering versatile accommodation throughout, internal viewing is strongly recommended





Viewing

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

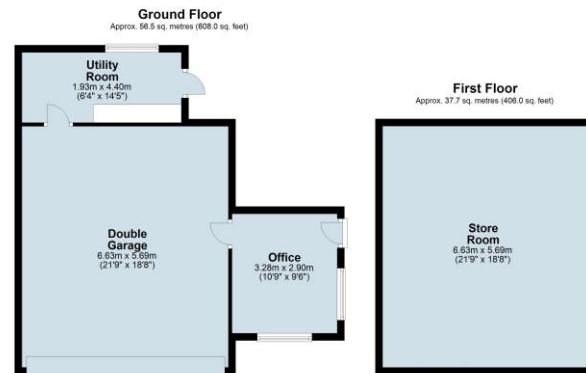
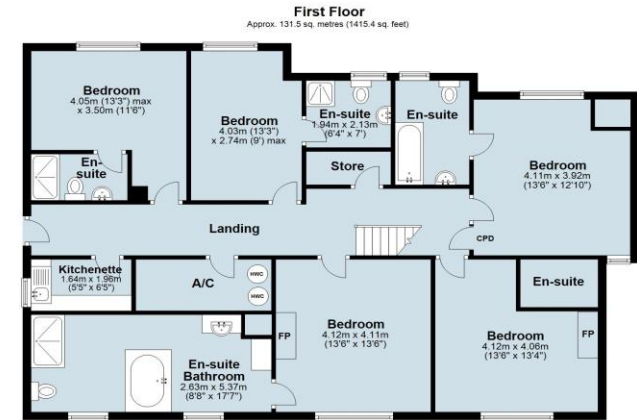
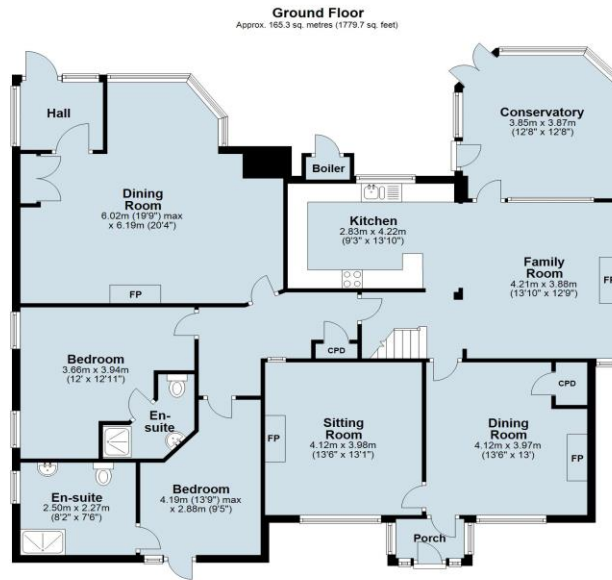
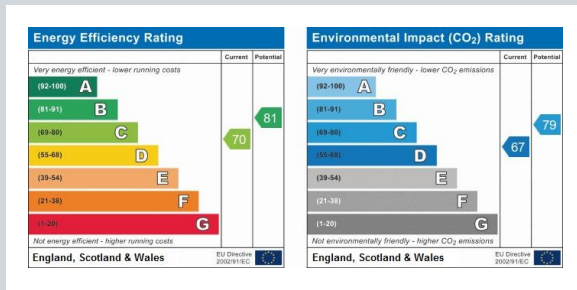
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North Warwickshire Borough Council - 01827 715341

Council Tax Band

Band - F



Total area: approx. 94.2 sq. metres (1014.0 sq. feet)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
 Email property@howkinsandharrison.co.uk
 Web howkinsandharrison.co.uk
 Facebook HowkinsandHarrison
 Twitter HowkinsLLP
 Instagram HowkinsLLP

