



Breach Barn Cottage, Wolvey, Warwickshire







A lovely four bedroom **extended family home** of nearly 3,700 sq ft in a rural location, with nearly 5 acres of paddocks, large barn with stabling and workshop/garaging/storage and all-weather manège.

Summary of accommodation

Reception hall | Cloakroom | Drawing room | Study | Orangery/dining/family room opening to snug and kitchen/breakfast room | Utility room
Gym/third reception room | Back hall

Gallery landing | Principal bedroom with luxurious bathroom and south-facing balcony | Three further bedrooms, one with en suite bathroom
Family bathroom

Part wall south-facing gardens, greenhouse and store | Block paved edged drive to a large steel frame barn 49 x 75 feet incorporating an American barn
stableyard with four stables and garaging/workshop/storage

All weather manège | Ample parking | Paddocks

In all about 4.91 acres

Distances

Birmingham 23 miles, M6 (J2) 3 miles, Coventry 6.5 miles, Leamington Spa 19 miles

Rugby 12 miles (Intercity trains to London Euston from 48 mins)

(All distances and times are approximate)



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Location

Situated at the end of a quiet lane which becomes a bridlepath immediately beyond the property, surrounded by attractive farmland and open views. Wolvey is a sought-after village with a post office, shop, doctor's surgery and pharmacy, village school, parish church, public houses, village hall and bowling green on the Warwickshire/Leicestershire borders.

The property is well placed for access to the motorway network, with the M6, M69 and M1 all readily accessible, and Birmingham, Coventry, Rugby, Nuneaton and Leicester are all within easy commuting distance. Birmingham International and East Midlands Airports have regular flights to Europe and beyond.

Conveniently located for access to grammar schools in Rugby, Bilton Grange Prep School, Princethorpe and Rugby Public Schools, Bablake and King Henry's in Coventry.

There are golf courses in the area, sailing and fishing at Draycote Water, racing at Warwick, Stratford-upon-Avon and Leicester. There are country lanes for walking and riding and a wetlands nature reserve.





The property

Breach Barn Cottage is a large semi-detached country property dating from the late 19th century, which was extended in 2008 and internal remodelling in 2015. The property has high-quality décor, fixtures and fittings with contemporary bathrooms and sanitary ware, and a beautifully fitted kitchen.

The original cottage has been transformed by the improvements and extensions it has benefitted from. The most dramatic of which is the underfloor heated orangery with windows and French doors opening on to the south-facing patio and with two large roof lanterns flooding the rear part of the room with light. The orangery opens to the kitchen, which is beautifully appointed with integrated appliances including ovens and warming drawers, dishwasher and fridge drawers. Also open to the orangery is the traditionally styled snug with a traditional open fire. The large utility room, also with underfloor heating ideal for the dogs and so important to country living, is fully fitted with cupboards, plumbing for washing machine and dryer and sink. The inner hall has a walk-in coat cupboard and a WC. The study has a fireplace with a woodburner and built-in furniture. The formal drawing room is triple aspect with French doors to the south and west sides and an inglenook fireplace with a woodburner. Off the back hall is a gym, or further reception room, also suitable as a playroom or sitting room.





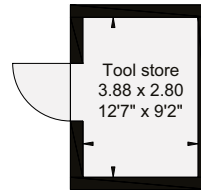
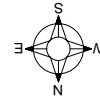
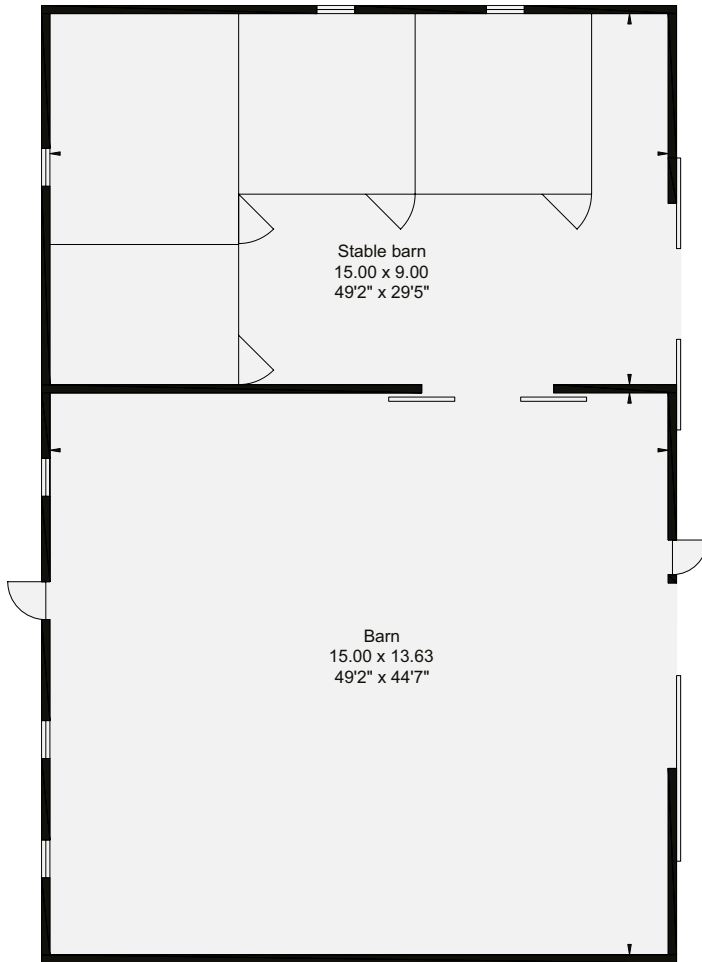


The staircase from the hall rises to a gallery landing with a bedroom suite to one side with dressing room with walk-in closet, bathroom with separate shower and separate WC, and double bedroom two with windows to north and south and a range of built-in wardrobes. The family bathroom with bath and large walk-in shower serves the L-shaped bedroom three and bedroom four which also has fitted wardrobes to one wall. Beyond is the stunning principal bedroom, approached through a wonderful bathroom with twin basins, double shower and bath and a separate WC. The bedroom has fitted wardrobes and a glazed gable facing south and enjoying to views, with double doors to a balcony with a spiral staircase to the garden.

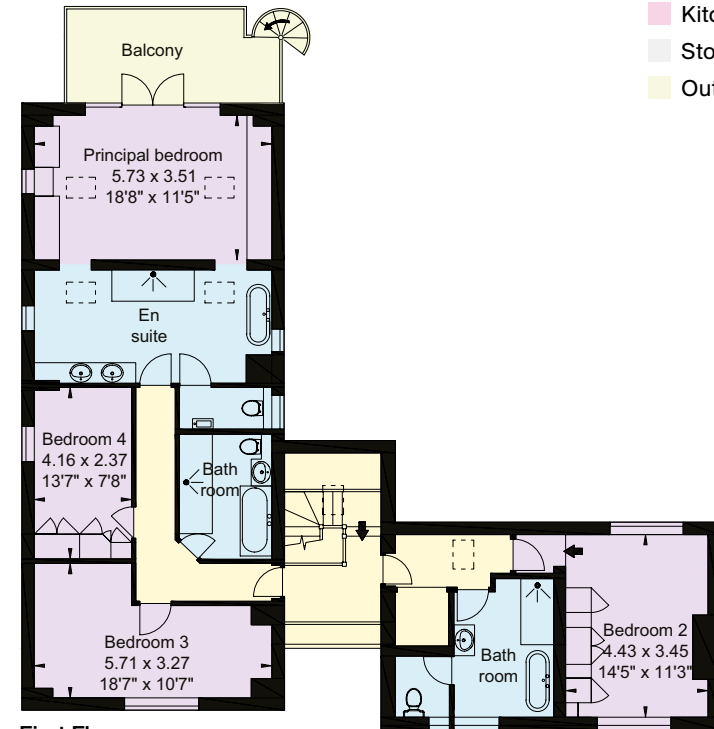




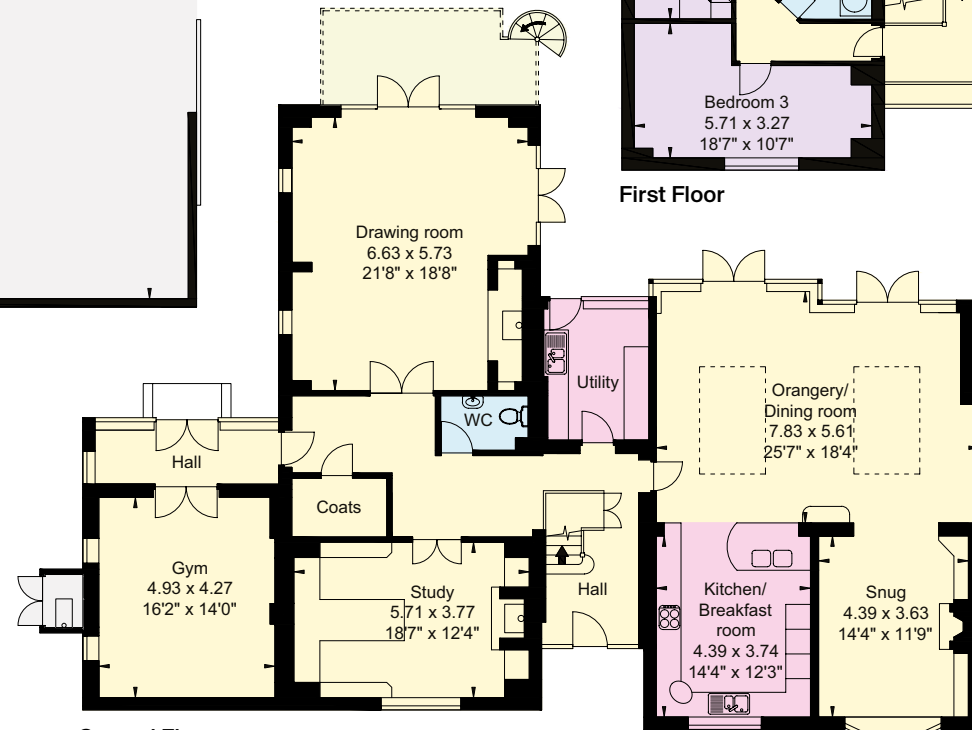
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Outbuildings
Not shown in
actual location /
orientation



First Floor



Ground Floor

Approximate Gross Internal Floor Area
House: 343 sq m (3,693 sq ft)
Outbuildings: 354 sq m (3,812 sq ft)
Total: 697 sq m (7,505 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.





Gardens and grounds

The property is approached through double gates to a block paved edged drive and parking area with lighting and access to the barn and paddocks.

The south-facing garden is partly walled and very well stocked. There is a brick garden store and greenhouse, as well as a breeze house for outside entertaining and outside lighting.

The property has CCTV including the internal barn and stable area and is divided to provide a well-appointed stableyard with four Loden stables with rubber matting, including a foaling box and feed area with plumbing for a rug washing machine. The barn has sliding wooden doors, and the workshop area is ideal for the car enthusiast or for a variety of other uses and has a separate electricity supply.

Behind the barn is an all-weather Flexiride manège about 40 x 25 metres with lighting. There are four paddocks with hedging or post and rail fencing.





Services

Mains water and electricity are connected to the property. Oil-fired central heating and partial electric underfloor heating. Shared private drainage. Broadband and telephone. CCTV security system.

Directions (LE10 3HD)

From the M6 J2 take the B4665 signed Ansty and Shilton. Proceed through Ansty and Shilton to Wolvey. At the edge of the village, at the junction with the B4112, turn right into Coal Pit Lane. Proceed to the end of the lane, and Breach Barn Cottage is the last entrance on the right.

What3words ///pronouns.unfocused.provide

Property information

Tenure: Freehold

Local Authority: Rugby Borough Council

Council Tax: Band E

EPC Rating: D

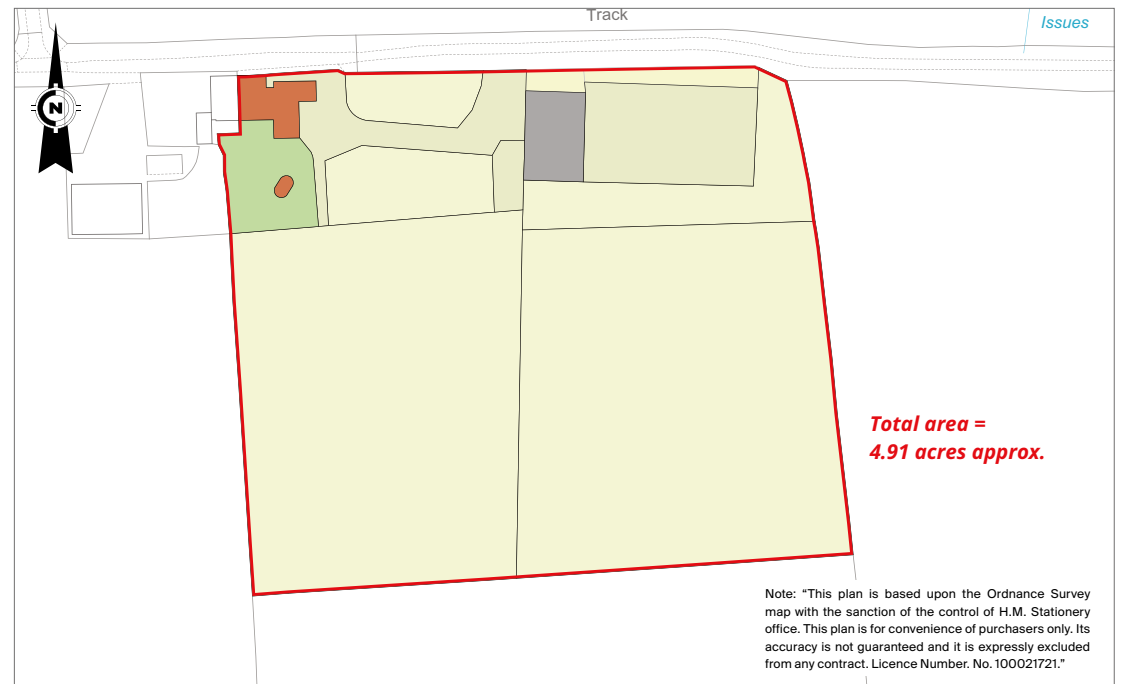


Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2024. Photographs and videos dated March 2024.

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Date: 08 March 2024
Our reference: STR012420471

Breach Barn Cottage, Coal Pit Lane, Wolvey, Hinckley, LE10 3HD

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,180,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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