



## Old Thatch Cottage, Rouncil Lane, Beausale, Warwick, CV35 7AL

Offers Over £450,000

- Detached Cottage In 0.32 Acre Requiring Significant Modernisation
- Planning Permission For Double Garage And Store
- No Onward Chain
- Two Bedrooms And Bathroom With Shower
- Kitchen Diner And Lounge With Wood Burner
- Ideal Redevelopment, Subject To Planning
- Super Countryside Views
- Energy Rating G - 7
- No Central Heating
- Viewing Is Highly Recommended

SALE BY INFORMAL TENDER-BIDS IN WRITING BY MONDAY 15th JULY 12 NOON-CASH BUYERS ONLY

OPEN DAYS (Please call us on 01926 857244 to arrange)

\*FRIDAY 14th JUNE - 2.30-5pm \*TUESDAY 18th JUNE - 3-5pm \*SATURDAY 22nd JUNE - 10-12pm

A detached two bedroom cottage in the idyllic village of Beausale offering a rare opportunity to redevelop or rebuild on a good garden plot of approximately 1/3 acre with off road parking, gravelled drive with gated entrance/driveway to the front. The property has granted planning permission for the erection of a double garage and store. Old Thatched Cottage has an abundance of potential and is situated in this exclusive village close to both Kenilworth, Warwick & Balsall Common and superbly situated with access to Birmingham airport and has its own village club. The property is 4.5 miles to Warwick Parkway rail station, 5 miles to Kenilworth rail station and 11 miles to the NEC. The current accommodation is in need of significant modernisation and improvement without working central heating provides a living room with wood burning stove, breakfast kitchen/store and lean to. To the first floor there are two bedrooms and a three piece bathroom with shower. Outside there is attractive predominantly lawned gardens with mature trees and hedging.



Council Tax Band: D



## Approach

Over a gravelled driveway to a secure aluminium gate into a driveway with parking for several cars and pathway leading to the front door.

## Lounge

14'4" x 14'0" (4.37m x 4.28m)

With hardwood panelled front door with window, lounge area with stairs rising to the first floor with useful understairs storage, ceiling beams, feature brick fireplace with quarry tiled hearth and wood burning stove with oak mantel, double glazed window to side and rear, ceiling light, wall lights, further multi paned window to front, step down and door to the

## Kitchen/Dining Room

14'4" x 11'3" (4.37m x 3.45m)

With multi paned window to front, side and rear, kitchen fitted with a range of base and wall units with marble effect and tiled work surfaces with single drainer stainless steel sink, space and plumbing for washing machine, ceiling strip light, ceiling beams, space for breakfast/dining table, ceiling light, vinyl flooring, step down and door to boiler cupboard housing a disconnected oil central heating boiler, slatted shelves, ceiling light, stable style door to the

## Lean To

Aluminium framed with polycarbonate insets and roof, door to garden and wall light.

## First Floor Landing

With double glazed dormer window, original exposed ceiling and wall beams with restricted head height, step up to the

## Inner Landing

With ceiling light, access to insulated roof space, doors to Bathroom and Bedroom two.

## Bedroom One

11'4" max x 14'8" (3.47 max x 4.49m )

Two steps up with original exposed wall and ceiling beams, chimney breast, ceiling light, double glazed dormer window to the rear with views across open countryside, double glazed window to the side overlooking the attractive gardens. Large wardrobe and storage space.

## Bedroom Two

7'5" x 8'7" (2.28m x 2.64m)

With double glazed dormer window to front and further multi paned wooden framed window with super countryside views, ceiling light, split level floor.

## Bathroom

With a three piece avocado coloured suite with low level w.c, pedestal wash hand basin, two steps up to a panelled bath with mains fed shower over, double glazed dormer window, ceramic tiling to walls, electric chrome towel rail, airing cupboard housing the lagged copper cylinder with slatted shelves and immersion heater.

## The Grounds

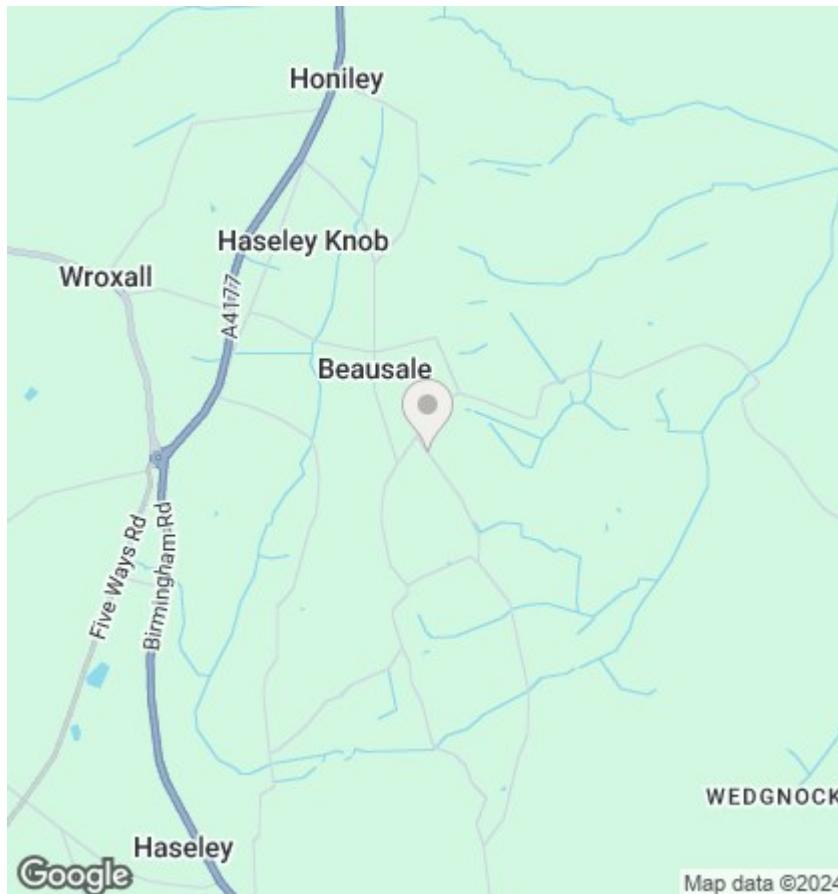
Fully enclosed with established hedging, mainly laid to lawn sitting in 0.32 acre plot with a range of mature trees and screening hedging offering attractive views onto open countryside. To the rear of the cottage is a paved patio.

## Planning Permission

There is planning permission granted for the erection of a double garage and store of 47 square metres in brick and tile, planning reference W/23/0317.

## Fixtures And Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



## Viewings

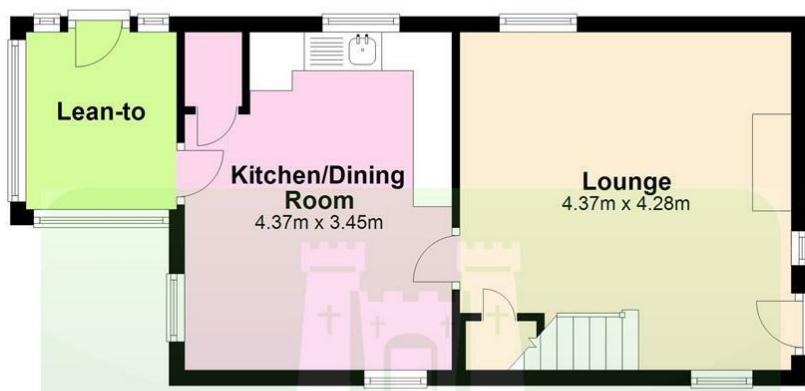
Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	7	72
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Ground Floor

Approx. 38.9 sq. metres



## First Floor

Approx. 31.6 sq. metres



Total area: approx. 70.5 sq. metres