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Nuneaton Road
Bulkington CV12 9RZ

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An exceptional opportunity to acquire a beautifully presented and highly adaptable detached bungalow, set within generous grounds and complemented by extensive additional accommodation, including a self-contained annexe, substantial outbuildings, and a separate one-bedroom bungalow.

The main residence is thoughtfully arranged and well maintained throughout. It features a welcoming entrance hall, a spacious and comfortable lounge, a bright conservatory with views over the rear garden, and a well-proportioned kitchen/dining room ideal for both everyday living and entertaining. There are two double bedrooms, including a principal bedroom with en-suite shower room, alongside a stylish family bathroom.

Part of the former double garage has been cleverly converted to create a self-contained annexe, accessible from the main house. This versatile space offers two further double bedrooms (or reception rooms), an en-suite, and a kitchen, making it perfectly suited to multi-generational living, guest accommodation, or potential rental use.

Outside, the property continues to impress. The rear garden is generously sized, fully enclosed, and provides a private and attractive outdoor setting. A side access track leads to a range of workshops, garages, and a substantial paddock of approximately

Location - Bulkington is a large village located a few miles from Bedworth and has two schools, St James Church of England Junior School and Arden Forest Infant School. The village is served by four churches, St James' Parish Church, Our Lady of the Sacred Heart Catholic Church, Ryton Methodist Church and Bulkington Congregational Church. There is also a shopping centre and a variety of clubs and societies. Nearby, is Weston Hall, the 16th century manor house which is set in 7 acres of grounds and offers accommodation, cuisine and modern comforts. Bulkington is conveniently situated for access to major road networks, Bedworth Railway Station and the M6, making it an ideal commuter base.

Rugby – approx. 11 miles
Coventry – approx. 9 miles
Leicester – approx. 18 miles
Birmingham – approx. 28 miles
Bedworth – approx. 4 miles



selling quality
property since 1995









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Dimensions

GROUND FLOOR

Entrance Hallway

Lounge

5.64m x 4.83m

Conservatory

Bedroom One

5.56m x 4.27m

En-Suite

Bedroom Two

4.60m x 3.76m

Kitchen

4.55m x 3.68m

Bathroom

Bedroom Three

4.37m x 3.33m

En-Suite

Bedroom Four

4.67m x 3.30m

Kitchen

Garage

OUTSIDE

Utility

Office

GARDEN BUNGALOW

Hall

Lounge

4.70m x 4.67m

Kitchen

4.67m x 2.74m

Bedroom

3.51m x 3.02m

OUTSIDE

Garage

4.67m x 3.53m

GARAGES/WORKSHOPS

11.58m x 8.28m

Workshop

10.72m x 5.79m

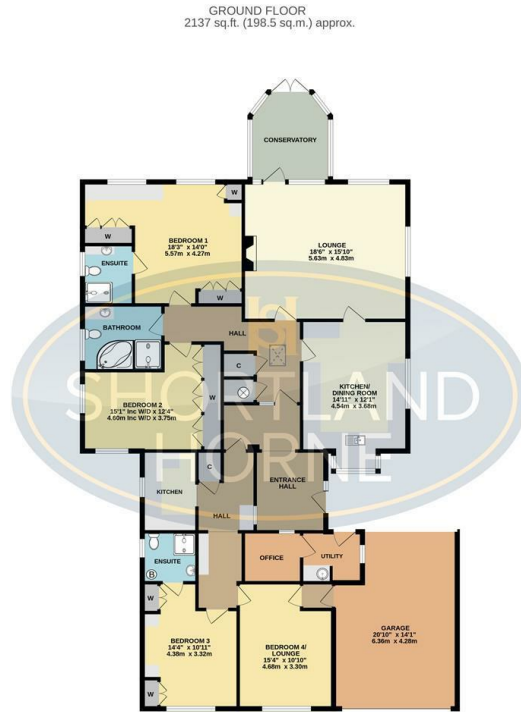
Stables

3.81m x 3.45m

Garage

5.46m x 3.10m

Floor Plan



TOTAL FLOOR AREA: 2137 sq.ft. (198.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee is made with respect to their operability or efficiency can be given.
 Made with Floorplan 3D/23

Total area: 2137.00 sq ft

Disclaimer

- Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
- Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.
- Viewing** Strictly by arrangement through Shortland Home.
- Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.
- Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Home property to confirm current availability.
- Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

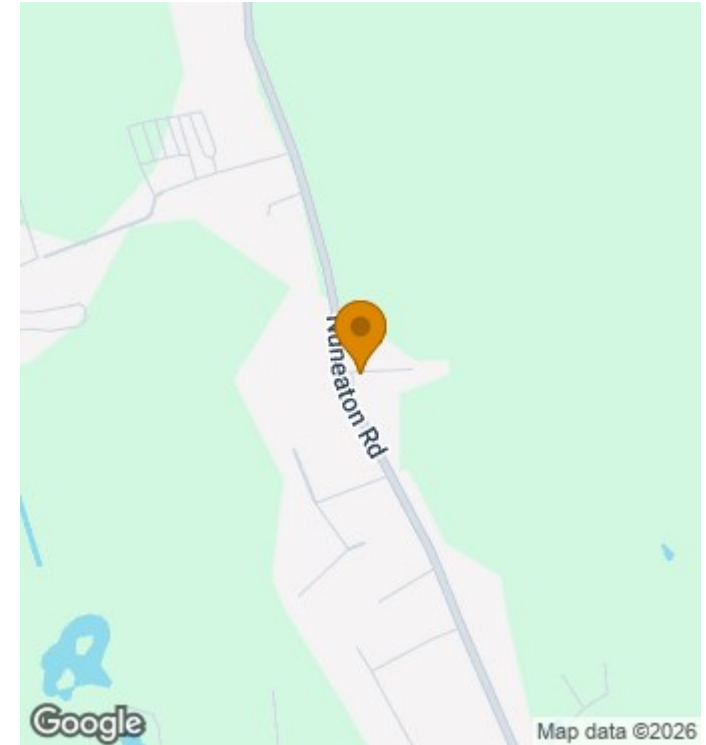
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Home's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Home will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	81	England & Wales	EU Directive 2002/91/EC	69



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