



**The Old House,  
Gentlemans Lane, Ullenhall, Warwickshire, B95 5PT**

**£1,350,000**



*Nestled amidst the rolling Warwickshire countryside, this immaculately presented residence blends rich historical charm with modern day comfort. The property has a wealth of character features to include vaulted ceilings, original exposed beams and a grand Inglenook fireplace. The layout of the house has been carefully designed to cater to the needs of contemporary living, all the while providing the opportunity to engage in more traditional outdoor pursuits. Externally, there are attractive landscaped gardens with a feature pond, courtyard area with stables and store (offering a multitude of uses, subject to planning permission being granted) and a large paddock to the rear. Further land may be available to purchase or rent.*

*Ullenhall is an idyllic village that boasts a thriving pub ("The Winged Spur"), active village hall, fine parish church, tennis club, and adjoining recreational fields. It lies within easy access of the A435, which, in turn, provides fast links to the M5, M40 and M42 motorways. In addition, the village is located approximately 2 miles to the West of the popular and picturesque former market town of Henley-in-Arden, with its wide range of shopping and recreational facilities, and further amenities to include; dentist, medical centre, primary and secondary schools, and railway station ("Henley-in-Arden"), which offers regular trains to Birmingham City Centre and Stratford-upon-Avon.*





This property is set back from the lane behind electrically operated gates, which open onto a large, stoned driveway that provides access to a 3-bay car port.

The timber front door, with feature canopy porch above (with walls to half height and flagstone floor), opens into:

### **Reception Hall**

With exposed timberwork, turned staircase rising to the first floor galleried landing, door to understairs storage cupboard, and flagstone floor. Opening into:

### **Dining Room**

With bay windows to the front and side, and radiator. Door into:

### **Living Room**

Can also be accessed via the entrance hall; with exposed timberwork, windows (including walk-in bay window) to the side and rear, two pairs of French doors leading to the garden, further door (original oak with glazed insert) leading to the garden, door to part-concealed bar area with fitted shelving and space for fridge units, impressive Inglenook fireplace with timber mantel, inset bread oven and inset multi-fuel burner, built-in storage cupboards, fitted bookshelves, and radiators.

### **Downstairs Cloakroom**

With window to the side, low level WC, corner wash hand basin, tiling to splashback areas, and radiator.

### **Breakfast Kitchen**

#### **• Breakfast Area**

With exposed timberwork, bay window to the front, a pair of French doors leading to the garden, door to the utility room, space for a table and chairs, built-in wine rack, radiator, and tiled flooring. Step down into:

#### **• Kitchen**

With bay windows to the front and side, fitted with a range of wall, drawer and base units with granite work surfaces over, inset full bowl and half bowl sinks with draining section, draining board and mixer tap over, brick alcove housing the oil-fired AGA, inset "Smeg" electric oven, inset 4-ring electric hob, built-in microwave, integrated dishwasher, integrated washing machine, central island with part-granite/part-tiled work surface (with inset butcher's block) over, tiling to splashback areas, and tiled flooring (matching the breakfast area).

### **Utility Room**

With window to the rear, door leading to the garden, fitted with a range of wall and base units, inset 1.25 bowl sink with single draining board and mixer tap over, space for a fridge-freezer, tiling to splashback areas, radiator, and tiled flooring (matching the breakfast area and kitchen).

### **First Floor Landing**

Split-level; with Velux window and windows to the front and side. To the lower landing level, there is exposed timberwork, together with an exposed section of wall showing the original wattle and daub (with clear screen over), seating area, and radiator. Door into:





### Bedroom One Suite

#### • Bedroom Area

With windows to the side and rear, an extensive range of built-in wardrobes with hanging rails, fitted shelving and drawer units, matching chest of drawer unit, and radiator.

#### • Dressing Area

With window to the front, built-in wardrobes, matching dressing table unit, and radiator. Door into:

#### • En-Suite Bathroom

With hatch giving access to the loft, window to the rear, 4-piece suite comprising; semi-freestanding (back to wall) rounded bath with telephone-style shower attachment and mixer tap over, quadrant shower cubicle with mains fed shower over, low level WC, vanity unit with inset wash hand basin and mixer tap over, extractor fan, tiling to splashback areas, chrome ladder-style heated towel rail, and tiled flooring.

### Bedroom Two Suite

#### • Dressing Area

With window to the side and built-in wardrobe. Door into:

#### • En-Suite Bathroom

With exposed timberwork, Velux window, 4-piece suite comprising; freestanding bath with telephone-style shower attachment and mixer tap over, quadrant shower cubicle with mains fed shower over, high flush WC, pedestal wash hand basin, extractor fan, tiling to splashback areas, and tiled flooring.

#### • Bedroom Area

With exposed timberwork, windows to the side and rear, and radiator.

### Bedroom Three

With exposed timberwork, windows to the front and side, and radiator.

### Car Port

Of brick construction and split into 3 bays; with concrete floor. Timber door into:

### Adjoining Office

With leaded light window to the front, lighting, power, wall mounted heater, and quarry tiled flooring.

### Freestanding Conservatory Building

Currently used as a gym, but has a multitude of uses (including as a summerhouse); with low brick walls, windows to all sides, and matching French doors.

### Stables and Store

Accessed from the main driveway via double 5-bar gates and of timber construction; with tiled roofs and central courtyard area.





### Gardens and Grounds

At the rear of the property, there is a spacious paved patio with a central ornamental feature and raised outdoor dining area, which enjoys delightful views across the open countryside beyond. The well maintained lawned garden is bordered by a range of mature hedges and shrubs. A stoned pathway meanders around the garden and leads to a timber 5-bar gate that provides pedestrian access onto Gentlemans Lane. At the front of the property, there is a large ornamental pond with a bridge that leads to the central section. The property is set within approximately 1.58 acres.

### Further Land

Further land may be available to purchase or rent.

### Additional Information

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone), with EE being rated 'Variable outdoor', O2 and Three being rated 'Good outdoor' and Vodafone being rated 'Good outdoor, variable in-home'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band G

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Flood Risk:

This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Listing:

The property is Grade II listed and is registered with Historic England, under the official list entry number is '1382497'.

Services:

Mains electricity and water are connected to the property, while drainage is via a sewerage treatment plan. The central heating is oil fired.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:

Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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