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**The Old Bell House, The Green
Tanworth-In-Arden, Warwickshire B94 5AJ
Offers In The Region Of £475,000**

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

The Old Bell House is an attractive and well-presented, three-bedroomed Grade II listed cottage, occupying a prominent position in the heart of the highly regarded village of Tanworth-in-Arden. This distinguished property combines period charm with versatile accommodation, making it a desirable home within this sought-after Warwickshire location.

The interior retains a wealth of character features, including exposed timber beams, a traditional bay window, quarry tiled flooring, and a feature log burner stove. The accommodation is arranged to provide three well-proportioned reception rooms, a breakfast kitchen and three bathrooms, one of which is situated on the ground floor. All three bedrooms are generous doubles, offering comfortable and practical living space throughout.

Externally, the property benefits from a low-maintenance private rear garden, while on-road parking is available to the front. A garage may also be available by separate negotiation.

This property is offered with no upward chain and presents a rare opportunity to acquire a period home of considerable character in a thriving and well-connected village, with convenient access to Solihull, Stratford-upon-Avon, Birmingham and the surrounding Warwickshire countryside.

Tanworth-in-Arden is a charming village with an active local community and provides such facilities as The Bell (pub and restaurant), highly regarded primary school with nursery, 13th Century parish church, village hall, and golf and tennis clubs. It is well placed for easy access to the M40 and M42 motorways, which, in turn, give links to the M1, M5 and M5, enabling efficient travel to Birmingham, Coventry and London. The nearest railway stations ("Dansey" and "Wood End") offer regular trains to Stratford-upon-Avon, Henley-in-Arden and Birmingham City Centre. In addition, the NEC and Birmingham International Airport are within a half an hour's drive.



The timber front door, with inset glazed panel, opens into:

Dining Room

13'1" (plus bay window) x 12'9" (plus doorway) (4.00m (plus bay window) x 3.90m (plus doorway))

With exposed timber beams, feature bay window to the front, with built-in window seat, door to storage cupboard with fitted shelving, radiator, and quarry tiled flooring.

From the dining room, an opening leads through to:-

Breakfast Kitchen

16'8" x 11'5" (5.10m x 3.50m)

A range of drawer and base units with wooden block work surfaces over, inset Belfast sink unit with mixer tap over, gas fired "AGA" with timber mantel over, space and plumbing for a dishwasher, space and plumbing for a washing machine, breakfast bar with inset base units and granite-style work surface over, tiling to splashback areas, quarry tiled flooring, feature exposed timber beams, window to the front and door leading to the snug/study.

Living Room

12'9" x 10'9" (3.90m x 3.30m)

With exposed timber beams, windows to the rear, part-glazed door leading to the rear garden, staircase rising to the first floor, door to understairs storage cupboard with fitted shelving, feature fireplace with inset "Morso" log burning stove, timber mantle and tiled hearth, hatch giving access to the cellar, cupboard housing the wall mounted "Worcester" central heating boiler, and radiator. Wide opening into:

Snug/Study

Accessed from both the living and kitchen. With feature vaulted ceiling, exposed timber beams, and radiators.

Door into:

Downstairs Shower Room

8'2" x 3'7" (2.50m x 1.10m)

With 3-piece suite comprising; shower cubicle with glazed door and mains fed shower over, low level WC, vanity unit with inset wash hand basin and mixer tap over, extractor fan, Aquaboard panelling to the walls, and chrome ladder-style heated towel rail.

First Floor Landing

With exposed timber beams. Doors into:

Bedroom One

13'5" x 13'1" (4.10m x 4.00m)

With exposed timber beams, windows to the front, built-in wardrobes, and radiator.

Bedroom Two

11'1" (max) x 9'10" (max) (3.40m (max) x 3.00m (max))

With exposed timber beams, windows to the front and side, and radiator. Door into:

En-Suite Shower Room

With exposed timber beams, shower cubicle with mains fed shower over, low level WC, extractor fan, tiling to splashback areas, and radiator.

Bedroom Three

12'9" (max) x 11'1" (3.90m (max) x 3.40m)

With exposed timber beams, window to the rear, door to storage cupboard with fitted shelving, fitted bookshelf, and radiator.

Bathroom

8'2" x 5'6" (2.50m x 1.70m)

With feature stained glass window to the side, 3-piece suite comprising; panelled bath with glazed shower screen and mains fed shower over, low level WC with concealed cistern (incorporating storage cupboards with granite-style work surface over), pedestal wash hand basin and shaver point.

Rear Garden

A low maintenance paved garden with raised borders housing mature shrubs and trees. There is space for a garden shed and bin storage. A pedestrian gate gives side access to the front of the property.

Additional Information

Services:

Mains drainage, electricity, gas and water are connected to the property. The heating is via a gas-fired boiler, which is located in the living room.

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 (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with O2, EE & Three having 'Good outdoor' coverage, and Vodafone having 'Good outdoor, variable in-home' coverage. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band E

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>.

Tenure:

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

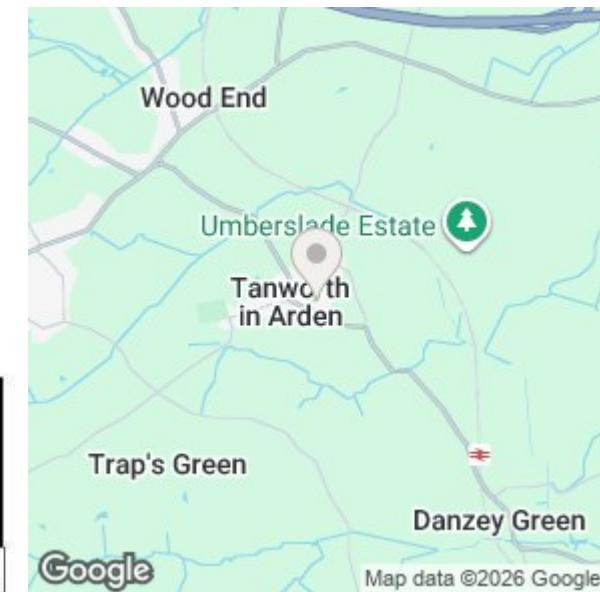
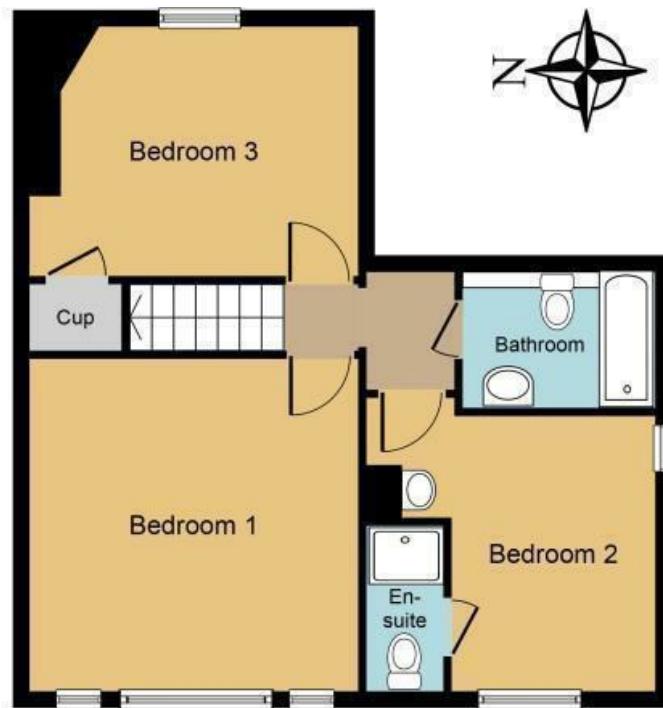
Viewing:

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

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Approx. Gross Internal Floor Area 1192 sq. ft. / 110.8 sq. m.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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