



EARLES
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**Shepherd's Cottage,
Chapel Lane, Ullenhall, Warwickshire, B95 5RT**

£1,650,000

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

Situated in the delightful rural location of Ullenhall, this exceptional detached country residence has been exquisitely designed to a high specification and encompasses both modern and traditional styles, along with a wealth of character features such as vaulted ceilings, wooden beams and a magnificent brick fireplace. The well laid out accommodation briefly comprises; three bedrooms, three bathrooms (including downstairs shower room), extensive open plan breakfast kitchen/sun room/dining area/lounge, separate office, and utility room. The property further benefits from good-sized gardens, self-contained holiday let with its own gated access, double garage with studio apartment over, stoned yard area, substantial barn, Three stables, and paddock totalling some 3.1 acres. There is a further 1.5 acres available to rent for grazing subject to approval.

Ullenhall is an idyllic village that boasts a thriving pub ("The Winged Spur"), busy 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 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.



The property is discreetly positioned and set back from the road behind a lawned foregarden with mature hedging and trees. To the side, there are pair of electric wrought iron gates that open onto the large block paved driveway that provides parking for multiple vehicles and gives access to the self-contained holiday let, double garage and studio apartment (holiday let), yard, barn, stables, and pastureland at the rear. A timber gate provides pedestrian access via a paved pathway to the solid oak front door, with oak framed porch over, opens into:

Entrance Hall

10'9" x 7'10" (3.30m x 2.40m)

Feature vaulted ceiling, double glazed window to the front, exposed brick wall, inset coir doormat, and tiled flooring. Door into:

Downstairs Shower Room

8'10" x 7'2" (max) (2.70m x 2.20m (max))

Double glazed windows to the front, 3-piece suite comprising; quadrant shower cubicle with mains fed shower and sliding glazed doors over, low level WC with concealed cistern, vanity unit with inset wash hand basin and chrome mixer tap over, tiling to splashback areas, chrome ladder-style heated towel rail, and tiled flooring.

Utility Room

10'9" x 5'2" (3.30m x 1.60m)

Double glazed window to the rear, door leading to the garden, inset coir doormat, a range of wall and base units (including full-height larder cupboard) with wooden block work surfaces over, inset Belfast sink with chrome mixer tap over, space and plumbing for a washing machine, space for a tumble dryer, and cupboard housing the "Worcester Bosch" oil-fired boiler and hot water cylinder.

Open Plan Breakfast Kitchen/Sun Room/Dining Area/L

• Breakfast Kitchen

15'5" x 13'9" (4.70m x 4.20m)

Double glazed windows to the side and rear, exposed brick wall, bespoke oak fitted kitchen with a range of wall, drawer and base units with granite work surfaces and matching upstands over, inset Belfast double bowl sink with "Grohe" chrome mixer tap (including boiling water) over, space for a range-style cooker with individually designed handmade splashback and chimney-style extractor hood over, space for an American-style fridge-freezer, integrated dishwasher, large central island (2.70m x 1.30m) with built-in storage and inset wine cooler, and tiled flooring with underfloor heating.

• Sun Room

21'7" x 12'5" (6.60m x 3.80m)

Feature vaulted ceiling, double glazed windows to the side and rear, bi-fold doors leading to the garden, and tiled flooring with underfloor heating.

• Dining Area

15'5" x 8'10" (4.70m x 2.70m)

Double glazed windows to the side and rear, door leading to the office, double glazed French doors leading to the garden, and tiled flooring with underfloor heating.

• Lounge

20'11" x 13'5" (into bay) (6.40m x 4.10m (into bay))

Exposed beams to the ceiling, bespoke oak turn staircase rising to the first floor, double glazed bay window to the front, further double glazed window to the front, feature exposed brick fireplace with oak beam mantel and inset multi-fuel burner, and tiled flooring with underfloor heating.

Office

8'2" x 7'2" (2.50m x 2.20m)

Double glazed window to the front, and built-in shelving.

First Floor Landing

Exposed beams with inset glazed panels. Door into:

Bedroom One

16'4" x 9'2" (5.00m x 2.80m)

Hatch giving access to the loft, double glazed French doors with Juliet balcony to the rear, and dressing area. Door into:

En-Suite Shower Room

8'6" x 6'6" (2.60m x 2.00m)

Double glazed window to the front, 3-piece suite comprising; quadrant shower cubicle with mains fed 'drench head' shower, separate handheld attachment and sliding glazed doors over, low level WC with concealed cistern, vanity unit with inset wash hand basin and chrome mixer tap over, full-height storage cupboard, mirror fronted medicine cupboard, extractor fan, tiling to splashback areas, chrome ladder-style heated towel rail, and wood effect tiled flooring.

Bedroom Two

17'8" x 9'10" (5.40m x 3.00m)

Feature vaulted ceiling, and double glazed window to the rear.

Bedroom Three

11'5" (max) x 9'6" (3.50m (max) x 2.90m)

Double glazed window to the front.





Family Bathroom

9'10" x 7'2" (3.00m x 2.20m)

Exposed beams to the ceiling, double glazed window to the front, 4-piece suite comprising; square edged panelled bath with "Moretti" chrome 'waterfall' mixer tap over, quadrant shower cubicle with shower over, low level WC with concealed cistern, vanity unit with inset wash hand basin with chrome 'waterfall' mixer tap over, tiling to splashback areas, chrome ladder-style heated towel rail, and tiled flooring.

Garden

A paved patio seating area with space and wiring for a hot tub. The lawn has well-stocked borders housing a range of flowers, shrubs and trees (including various fruits). There is a second paved patio seating area with timber pergola, log store and barbeque storage area with electricity and water connected. A post-and-rail fence separates the garden from the pastureland beyond. A timber gate gives access to the yard area.

Double Garage

20'4" x 19'8" (6.20m x 6.00m)

With power and lighting.

Gardener's WC

6'6" x 4'7" (2.00m x 1.40m)

Low level WC, and wash hand basin.

Garage Annexe

Front door into:

• Entrance Hall

Double glazed window to the front, and staircase rising to the first floor. Opening into:

• Kitchen

Double glazed window to the side, fitted kitchen with a range of wall, drawer and base units with work surfaces over, inset single bowl stainless steel sink with mixer tap over, built-in electric oven and grill with 4-ring hob and extractor hood over, space and plumbing for a washing machine, and tiled flooring.

• Studio Apartment Area (Holiday Let)

21'11" x 16'4" (max) (6.70m x 5.00m (max))

Velux window, double glazed French doors with Juliet balcony to the rear, built-in wardrobes, and wall mounted electric heater. Door into:

• Shower Room

8'2" x 3'11" (2.50m x 1.20m)

Velux window, 3-piece suite comprising; double shower cubicle with electric shower and sliding glazed doors over, low level WC with concealed cistern, vanity unit with inset wash hand basin and 'waterfall' mixer tap over, extractor fan, tiling to splashback areas, and tiled flooring.

Shepherds Barn (Holiday Let)

Accessed via a 5-bar timber gate to its own driveway, which provides parking for multiple vehicles. Door into:

• Open Plan Kitchen/Living Area

19'0" x 19'0" (5.80m x 5.80m)

• Kitchen

Kitchen

Double glazed window to the rear, fitted kitchen with a range of wall, drawer and base units with work surfaces over, inset single bowl/single drainer stainless steel sink with chrome mixer tap over, built-in electric oven and grill with 4-ring hob and chimney-style extractor hood over, built-in wall mounted microwave, integrated slimline dishwasher, breakfast bar with space for two bar stools, tiling to splashback areas, and tiled flooring with underfloor heating.

• Living Area

Vaulted ceiling, double glazed windows to the front and side, double glazed French doors leading to the garden, feature log burning stove, and tiled flooring with underfloor heating.

• Utility Room

5'6" x 4'7" (1.70m x 1.40m)

Hatch giving access to the loft, double glazed window to the rear, timber stable door leading to the rear, work surface with space for two undercounter appliances (i.e. fridge, freezer, washing machine, tumble dryer etc.), wall mounted "Worcester Bosch" combination boiler, and tiled flooring with underfloor heating.

• Bedroom

10'5" (max) x 9'2" (3.20m (max) x 2.80m)

Double glazed window to the front, built-in wardrobe, wall mounted oak headboard, and tiled flooring with underfloor heating.



• Shower Room

5'10" x 5'6" (1.80m x 1.70m)

Obscure double glazed window to the side, 3-piece suite comprising; large walk-in shower cubicle with mains fed 'drench head' shower and separate handheld attachment over, low level WC with concealed cistern, vanity unit with inset wash hand basin with 'waterfall' mixer tap over, tiling to splashback areas, chrome ladder-style heated towel rail, and tiled flooring with underfloor heating.

• Garden

Paved patio seating area and lawned garden with nature garden beyond. There is a wooden shelter with space for a gas tank.

Outside

Stoned Yard Area

Providing access to the barn, stables and pastureland beyond. Leading to:

Vegetable Garden

With compost heap, greenhouse, polytunnel, and raised beds for planting. There is a former chicken shed that is currently being used as a potting shed and also, for general garden storage.

Barn

Being split into two sections, and of brick and block construction; with timber cladding, and two pairs of full-height doors (with pedestrian door inset) to the front.

• Section One

29'10" x 26'10" (9.10m x 8.20m)

With two stables, tack room, staircase rising to the mezzanine floor, lighting, and power.

- Stable One

13'9" x 11'5" (4.20m x 3.50m)

Window to the rear.

- Stable Two

13'9" x 11'5" (4.20m x 3.50m)

Window to the rear.

• Section Two

32'9" x 29'10" (10.00m x 9.10m)

Large storage area with staircase rising to the mezzanine floor, space and plumbing for a WC, lighting, power, and water.

Stable Three

Pastureland

Being approximately 2 acres and currently used for grazing; with access to water, and bound by post-and-rail fencing and mature hedgerows.

Additional Information

Services:

Mains drainage, electricity, LPG gas and water are connected to the property.

Broadband:

Superfast broadband speed is available in the area, with predicted highest available download speed 46 Mbps and highest available upload speed 8 Mbps. For more information visit:

<https://checker.ofcom.org.uk/>.

Tenure:

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

Council Tax:

Stratford-on-Avon District Council - Band F (Shepherds Cottage), Band A (Garage Annexe) and Band A (Shepherds Barn)

Fixtures & Fittings:

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

Viewing:

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

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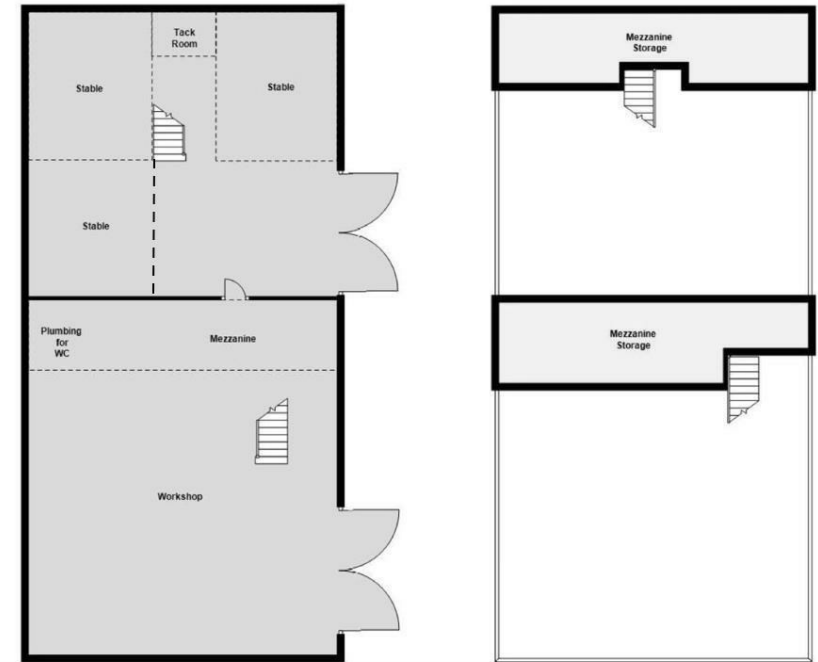




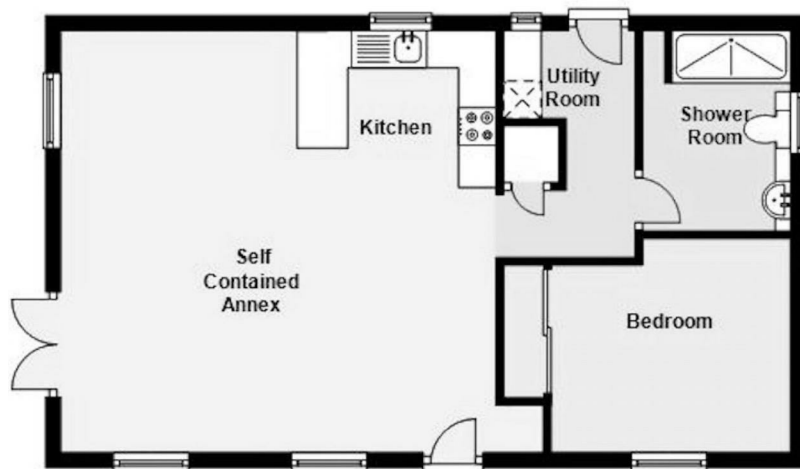
Shepherds Cottage



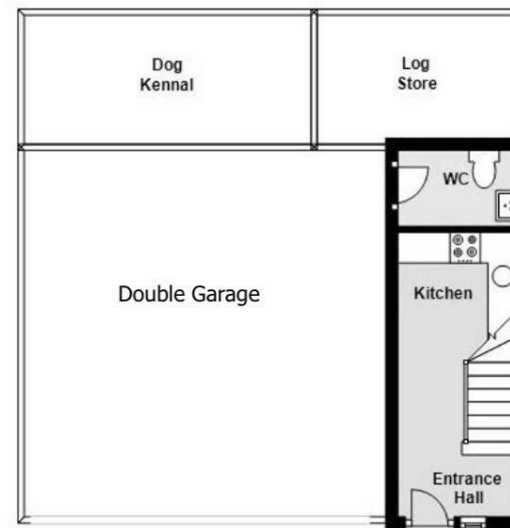
Stables and Workshop



Shepherds Lodge



Ground Floor



First floor





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		
Not energy efficient - higher running costs		
		79
		43
England & Wales		EU Directive 2002/91/EC

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

