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Harvest Cottage, Hatton Farm, Birmingham Road, Hatton, Warwick

Guide Price £695,000



A rare opportunity to acquire this beautifully presented Grade II listed semi-detached cottage, occupying a stunning rural position with far-reaching countryside views.

The accommodation is rich in original features throughout, including exposed timbers, vaulted ceilings and attractive brickwork, whilst offering a warm and welcoming atmosphere. In brief, the property comprises two delightful reception rooms, a separate study, and a well-appointed breakfast kitchen overlooking the gardens and surrounding countryside. On the first floor are three double bedrooms, including a principal bedroom with an en-suite bathroom, and a separate main bathroom.

Externally, the property enjoys beautifully maintained gardens and

grounds, enjoying open views across adjoining farmland, creating an idyllic semi-rural setting ideal for outdoor entertaining and peaceful relaxation. A gravel, gated driveway provides ample parking, all set within wonderfully established grounds.

Location

Harvest Cottage is located approximately four miles north-west of the county town of Warwick and nine miles south-east of Solihull, within the civil parish of Hatton, parish neighbouring Beausale, Haseley, Honiley and Wroxall, which was created in 2007.

The property is very well located for access to the rail and motorway network, as well as to Warwick, Stratford-upon-Avon, Leamington Spa, and Birmingham, with its International Airport and

the National Exhibition Centre. Coventry and the West Midlands centres of employment are readily accessible. There is a primary school in Hatton and an excellent range of state, grammar, and private schools in the area.

Approach

Through a wide, solid entrance door into:

Reception Hall

Radiator, exposed ceiling and wall beams, turned staircase rising to the First Floor. Latched doors to the living room and:

Study

8'11" x 7'1" (2.72m x 2.17m)

Again, with ceiling and wall beams, radiator, wall lights, and a window to the rear aspect.





Sitting Room

17'10" x 12'0" (5.45m x 3.66m)

An inglenook-style fireplace forms a striking focal point to the room, rich in character and period charm, with exposed brickwork, a substantial timber bressummer beam and a traditional quarry-tiled hearth. An open grate with a black canopy hood enhances the warm and inviting atmosphere. Further features include wall lights, a radiator, and a dual-aspect outlook with a window to the front, whilst sealed-unit double-glazed French doors, together with a matching side window, enjoy delightful views over the rear garden and open countryside beyond.. Latched door to:

Breakfast Kitchen

16'4" x 11'0" (4.98m x 3.37m)

Range of matching wood fronted base and eye level units with

granite worktops, with an inset ceramic sink with mixer tap, and an adjacent rinse bowl with food waste dispenser. Britannia range-style cooker with a six-ring ceramic hob and a concealed extractor unit over. Integrated Bosch dishwasher, integrated fridge/freezer and separate fridge. Double-door shelved pantry cupboard, wall-mounted drawers, and further storage cupboards beneath. Exposed ceiling and wall beams, wall lights, fireplace with open grate, wood surround and slate inlay. Quarry tiled floor, radiator, window overlooking the front garden, access to the rear entrance lobby and opening to the:

Living Room

15'9" x 11'10" (4.81m x 3.61m)

A beautifully light and airy reception room featuring a vaulted ceiling with exposed timber beams, creating an impressive sense of space

and character. Two radiators, sealed-unit double-glazed windows to the side and front aspects, and sealed-unit double-glazed French doors with matching side screens provide access to the gardens.

Rear Entrance Lobby

Sealed unit three-quarter glazed casement door to the rear aspect and garden. Built-in full height storage cupboards, quarry tiled floor with an inset coir mat and access to the Kitchen. Latched door to:

Utility Room

6'3" x 4'8" (1.92m x 1.44m)

Worktop with an inset circular sink with mixer tap and base unit below, radiator, and space for tumble dryer. Wall-mounted Worcester gas-fired boiler and window to the rear aspect.





First Floor Landing

A charming first-floor landing rich in character, featuring an impressive array of exposed timbers and vaulted ceilings, radiator, window to front aspect. Built-in shelved Linen Cupboard. Further latched doors to:

Bedroom One

12'0" x 12'0" (3.67m x 3.67m)

A beautifully presented double bedroom full of character and charm, featuring a vaulted ceiling with an impressive display of exposed timbers and original framework. Radiator and built-in wardrobe provide ample hanging rail and storage space. A window to the front aspect and a latched door leads to the:

En-Suite Bathroom

White suite comprising double-ended bath with side mixer tap and

telephone-style shower attachment, WC, pedestal wash hand basin. Tiled shower enclosure with shower system, downlighters, chrome heated towel rail, and complementary tiled splashbacks. tiled floor, shaver point, ceiling beam and window to the side aspect.

Bedroom Two

11'5" x 10'5" (3.48m x 3.19m)

Wealth of exposed wall and ceiling beams, radiator, and access to the roof space. Two windows to the rear aspect, enjoying far-reaching countryside views.

Bedroom Three

10'7" max x 10'1" (3.24m max x 3.08m)

High ceiling with exposed wall and ceiling beams, radiator, window to rear aspect, again enjoying far-reaching countryside views.

Main Bathroom

Heritage white suite comprising bath, WC, pedestal wash hand basin. Wide tiled shower enclosure with a shower system and a curved shower screen. Chrome heated towel rail, complementary tiled splashbacks and floor. Exposed beams, shaver point and a window overlooking the front aspect.

Outside & Grounds

Harvest Cottage is approached via a private gravel driveway, accessed through traditional five-bar timber gates and framed by post-and-rail fencing, creating an immediately welcoming sense of arrival. The sweeping drive meanders through beautifully maintained grounds with mature trees, open lawned areas and far-reaching rural outlooks, enhancing the property's peaceful countryside setting.





Extensive gravelled parking provides ample space for several vehicles, while the established gardens and orchard-style planting add both privacy and character. The remainder of the gardens enjoys a wonderfully private setting with far-reaching views across adjoining countryside and open fields beyond. To the rear, a patio area provides the perfect vantage point from which to enjoy the peaceful surroundings and uninterrupted rural outlooks.

Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

Services

Mains electricity, water and gas are connected to the property. Drainage is to a private system. NB We have not tested the heating,

domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order, we cannot give any warranties in these respects. Interested parties are invited to make their own inquiries.

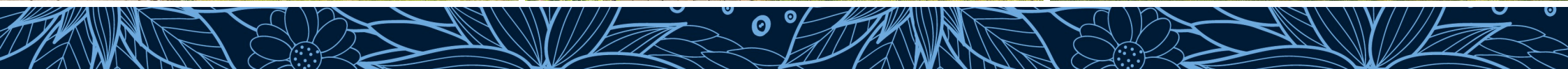
Council Tax

The property is in Council Tax Band "D" - Warwick District Council

Postcode

CV35 7EY







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17-19 Jury Street
Warwick
CV34 4EL

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Ground Floor

Approx. 77.9 sq. metres (8382 sq. feet)



First Floor

Approx. 53.6 sq. metres (576.9 sq. feet)



Total area: approx. 131.5 sq. metres (1415.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact