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1 Northfort Cottage, Brittons Lane, Lower Norton, Warwick

Guide Price £695,000







Believed to date back to the 18th century, 1 Northfort Cottage is a unique, two-bedroom detached period residence set in the rural Warwickshire countryside. rich in history, the property is named after the former lookout fort that once safeguarded nearby Warwick Castle.

Set within just over 3 acres of gardens, paddocks and mature grounds, the property offers an outstanding opportunity for those seeking an equestrian lifestyle, a smallholding or simply an enviable country retreat. The grounds are complemented by a range of useful outbuildings, a garage, and additional ancillary buildings, providing excellent versatility for a variety of uses, subject to any necessary consents.

Combining period charm with remarkable potential, the cottage enjoys a wonderful setting surrounded by open countryside, yet remains conveniently positioned for Warwick, Henley-in-Arden and Stratford-upon-Avon.

Further enhancing its appeal are the property's renewable energy credentials, with both a wind turbine and solar panels, helping to support a more sustainable and energy-efficient way of living with an energy rating of B.

Location

1 Northfort Cottages is set amidst delightful South Warwickshire countryside, yet is not isolated. It is situated just off Henley Road, with the market towns of Warwick and Stratford-upon-Avon being easily accessible, as are junction 15 of the M40 motorway and Warwick Parkway railway station, which provide fast commuter links.

Nearby Norton Lindsey is a highly desirable semi-rural village that benefits from an infant and junior school, as well as a community-run village pub and shop.

Approach

Through an entrance door into:-

Sitting/Dining Room

22'8" x 10'5" (6.91m x 3.18m)

A characterful living room, rich in period charm, with exposed ceiling timbers, exposed brickwork, and an attractive inglenook-style fireplace housing a cast-iron wood-burning stove. Leaded-light windows overlook the driveway and gardens. An open-tread stair







rises to the first floor, enhancing the room's unique character. The room is served by two radiators, with three steps leading up to the breakfast kitchen and a traditional latched door opening into the study.

Study
10'4" x 6'0" (3.15m x 1.85m)
Radiator and a leaded light double glazed window to the rear aspect.

Breakfast Kitchen
15'10" x 9'10" (4.85m x 3.01m)
A farmhouse-style kitchen/breakfast room enjoying a pleasant dual aspect, with leaded-light windows overlooking the gardens and double-glazed patio doors opening directly onto the gardens. Having a range of base and eye-level units, worktops, and tiled splashbacks, with an inset sink drainer, and a sink unit with a mixer tap. Tiled floor, built-in electric oven and hob with extractor unit over, radiator and half glazed door leads through to the:-

Rear Lean-to
15'1" x 5'6" (4.60m x 1.68m)
Providing good storage, with worktops with space for domestic appliances below. A solid timber casement door provides access to the gardens and a part-glazed door leads to a:

Cloakroom/Shower Room
Fitted with a WC, Belfast-style wash hand basin with mixer tap and handheld shower attachment, and a fully tiled shower enclosure with fitted shower system. The room further benefits from a tiled floor, storage heater, heated towel rail and the comfort of underfloor heating. A leaded-light double-glazed window to the rear aspect provides natural light.

First Floor Landing
Built-in airing cupboard with hot water cylinder. Doors to:

Bedroom One
13'0" x 10'8" (3.98m x 3.26m)
Radiator, leaded-light double-glazed window to the front aspect and an additional leaded-light double-opening window to the rear aspect, allowing for excellent natural light and dual-aspect views. A raised bulkhead incorporates a useful built-in storage cupboard, with a door leading to:

Dressing Room
9'4" x 4'5" (2.85m x 1.37m)
Radiator, double-door sliding door revealing hanging rail and storage space and a leaded-light double-glazed window to the front aspect.







Bedroom Two
10'0" x 9'5" (3.05m x 2.89m)
Radiator, access to the roof space, and leaded-light double-glazed windows to the front and side aspects, enjoying attractive views over the gardens and surrounding countryside beyond.

Bathroom
White suite comprising pedestal wash hand basin, WC, bath with mixer tap and electric separate shower over with glazed shower screen. Radiator, shaver point, extractor fan, underfloor heating and a leaded light double-glazed window.

Outside and approach
Approached via electric entrance gates from Brittons Lane, a private driveway extends along the full length of the cottage, providing ample off-road parking and giving convenient access to the gardens, grounds and outbuildings.

Gardens/amenity/paddock Land
In all, extending to just over 3 acres, the gardens and grounds are undoubtedly one of the property's features, offering an exceptional blend of beautifully established formal gardens, productive grounds and gently undulating paddocks, all enjoying a delightful rural backdrop. The small field has pedestrian access to the road and a 6 kW wind turbine installed there. There is Horse Brook running along the edge of this field adjacent to the two other fields, which, in the 40 years that the vendor has lived there, has never dried up. The fields also have mains water available.

Immediately surrounding the cottage are expansive lawned gardens interspersed with mature specimen trees, flowering shrubs and well-stocked borders, creating a wonderfully private and peaceful setting with numerous areas for outdoor dining, entertaining and relaxation.

Beyond the formal gardens, the land opens into a series of enclosed paddocks, making the property particularly well-suited to those with equestrian interests, small livestock, or those seeking a lifestyle property with space to enjoy. The grounds are complemented by a stable block and a range of useful outbuildings, including a large barn/store and ancillary buildings, providing excellent storage and versatility for a variety of uses, subject to any necessary consents.

Further enhancing the property's appeal is its commitment to sustainable living, with both a wind turbine and solar panels supporting a more energy-efficient lifestyle.







Services

Mains electricity and water are understood to be connected to the property. There is no mains gas, with heating provided via an air-source heat pump.

As set out in the Title Registers for both No. 1 and No. 2 Northfort Cottage, the property benefits from the use of a shared traditional gravity-fed brick-built septic tank situated within the grounds of No. 1 Northfort Cottage. The Title Deeds provide that responsibility for the maintenance and emptying of the septic tank is shared equally between the owners of the two properties. The tank is typically emptied annually, with the most recent charges (Spring 2023 and Spring 2024) being approximately £80 per property, per annum.

NB: We have not tested the heating system, domestic hot water installation, kitchen appliances or any other services and, whilst we believe them to be in satisfactory working order, we are unable to give any warranty in this respect. Prospective purchasers are advised to make their own enquiries and satisfy themselves as to the condition and operation of all services and appliances.

Tenure

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

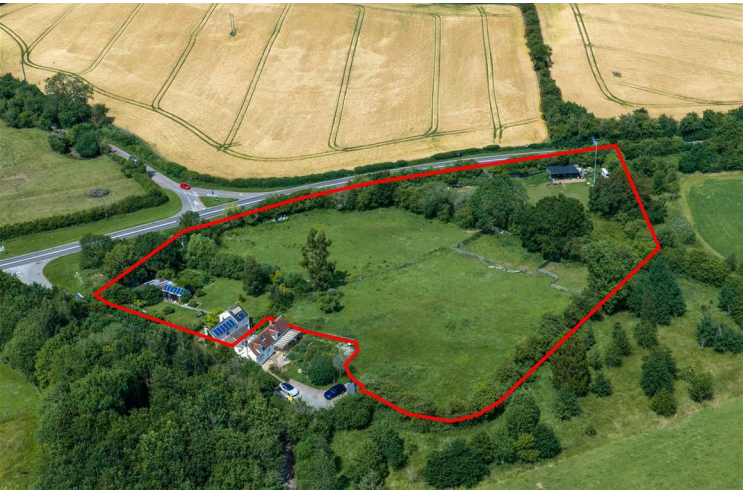
Council Tax

The property is in Council Tax Band E, Warwick District Council

Postcode

CV35 8RA



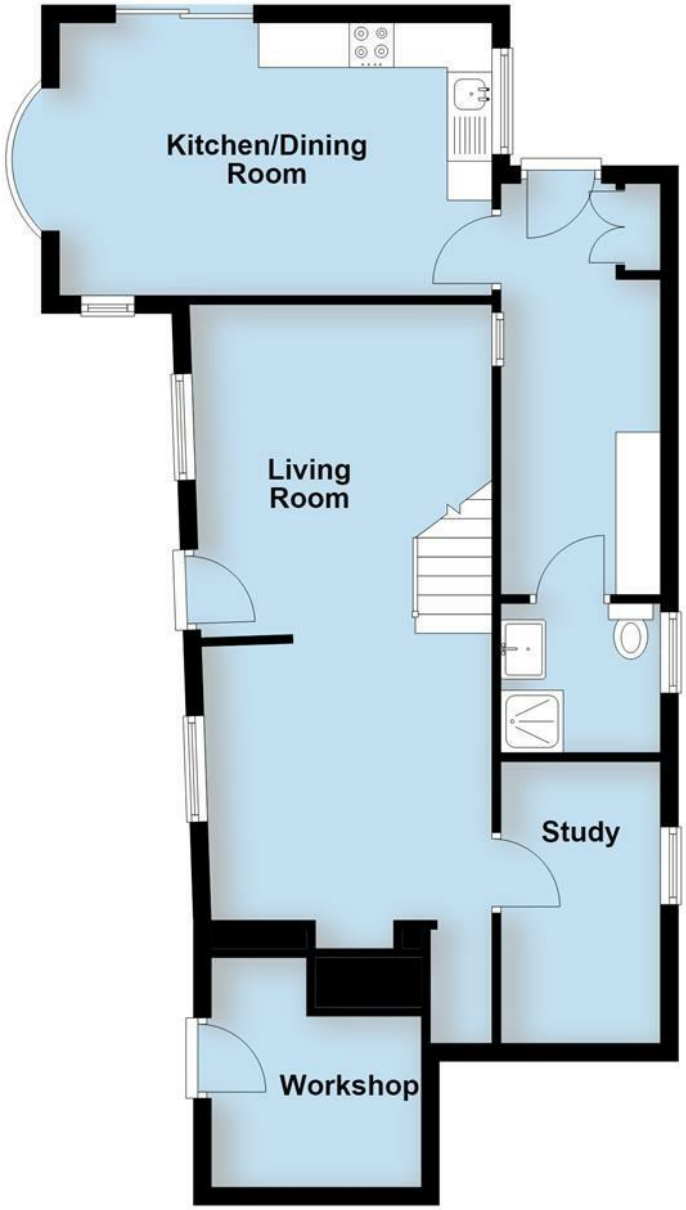






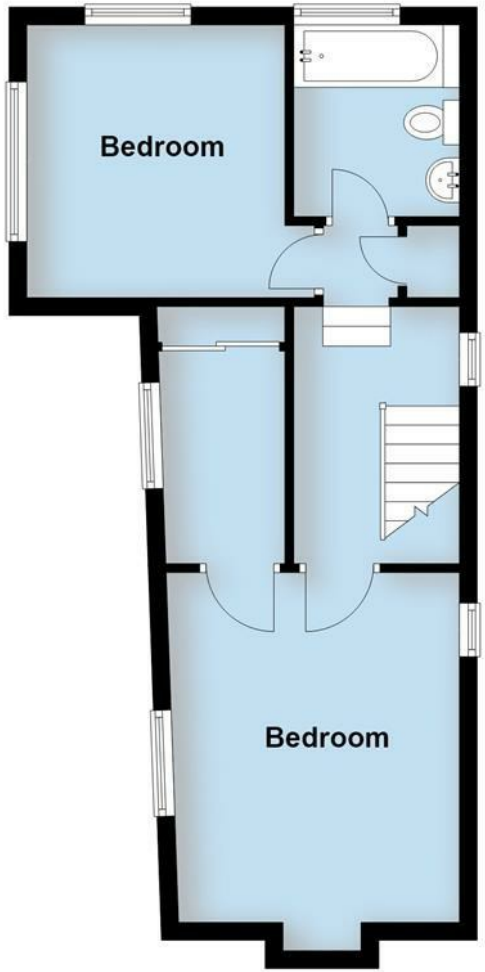

Ground Floor

Approx. 64.4 sq. metres (693.2 sq. feet)



First Floor

Approx. 38.1 sq. metres (409.7 sq. feet)



Total area: approx. 102.5 sq. metres (1102.9 sq. feet)

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

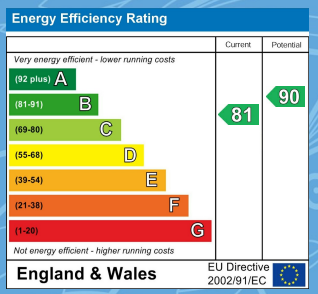
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