



Fernwood Lodge, Rouncil Lane, Kenilworth

This unique, two-bedroom detached coach house, which was originally the Fernwood Farm Shop, is situated in a delightful rural location. The well-presented accommodation features a spacious open-plan living space with a modern fitted kitchen/dining/living room. There is a fully tiled bathroom, with a stunning free-standing bath and separate walk-in shower. Following on from the bathroom are two good-sized bedrooms, with bedroom one benefitting from built-in storage. The property has a part gravel part grass courtyard garden which boasts the stunning countryside views and significant parking for multiple cars. Energy rating E

Price Guide
£350,000



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Location

The property is situated on Rouncil Lane, surrounded by open farmland and within a few miles by road from the centre of Kenilworth, which is a market town with a good range of everyday services and facilities and with easy access via the A46 to Coventry, Leamington, and Stratford. The popular villages of Leek Wooton and Beausale are also close by.

Approach

There is a small, enclosed side garden area, which accommodates the air source heat pump. The property is entered via a double glazed entrance door leading into the:

Entrance Hall

Tiled floor with underfloor heating, feature angled ceiling with ceiling light point. Glazed door with side screen allowing access to the open-plan Kitchen/Living/Dining Room. Door to:

Walk-In Cloaks Cupboard

6'4" x 3'8" (1.95m x 1.13m)

Matching floor, hat, and coat rail space, power and light, ceiling light point.

Open-Plan Living/Dining Kitchen

27'9" x 11'6" widening to 13'5" (8.46m x 3.53m widening to 4.11m)

Matching tiled floor with underfloor heating. Kitchen area: Having a range of matching base and eye level units with Quartz worktops and upturns, Belfast style sink with central mixer tap. Built-in Bosch electric oven and ceramic hob with extractor unit over, Hotpoint dishwasher, space for upright fridge/freezer. Door revealing the Daikin (manifold) heat pump, space, and plumbing for a washing machine. Downlighters, large double glazed skylight, vaulted Apex ceiling to Living Area. Double glazed French doors to the courtyard garden. Door to Bathroom and Oak steps lead down to an inner Lobby Area.

Bathroom

12'6" x 6'10" (3.83m x 2.10m)

Modern white suite comprising free standing double ended bath with side mixer tap. WC with a concealed push button cistern, vanity unit with wash hand basin with storage cupboard below. Tiled shower enclosure with sliding glass screen, shower system. Polished tiled floor, wall tiling, extractor fan, downlighters, two chrome mounted electric panel heaters, chrome heated towel rail, double glazed window.

Lobby Area

Downlighters, tiled floor. Doors to:

Bedroom One

13'10" x 13'5" (4.24m x 4.09m)

Tiled floor with underfloor heating, downlighters, and access to roof space. Built-in double door wardrobes, double glazed windows with countryside views and fitted blinds, and a feature curved wall.



Bedroom Two

13'9" x 8'7" (4.21m x 2.62m)

Tiled floor, downlighters, and a double glazed window overlooking fields with fitted blind.

Outside

The property is approached from Rouncil lane via gates, leading into a large courtyard area which is owned by Fernwood Lodge. The area provides excellent parking facilities with an electric vehicle point. Located off the courtyard there is an enclosed garden area, which is part lawned and accommodates a storage shed. NB: The courtyard is subject to a number of vehicular rights of way to neighboring properties.

Tenure

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

Services

Mains electricity and water are connected to the property. Drainage is to a private system and the heating is provided by an external air source pump. 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 warranties in this respect. Interested parties are invited to make their own inquiries.

Directions

From the Warwick Bypass A46, exit for Leek Wootton and continue along the Warwick road passed the Warwickshire golf and country club. Take the left turning into Woodcote Lane (Anchor pub/restaurant to left corner) and proceed to the T

junction with Rouncil Lane. Turn right and continue for some distance, passing the Kenilworth Boarding Cattery to your right. The subject property will be located shortly afterwards on the righthand side. N.B When entering the postcode, satellite navigation is likely to give an inaccurate final destination.

Ground Floor

Approx. 80.1 sq. metres (862.1 sq. feet)



Total area: approx. 80.1 sq. metres (862.1 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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