

A photograph of the exterior of a brick cottage. The main wall is made of red bricks. A white door with vertical panels is the central feature. To the left of the door is a dark grey sign with white text. To the right of the door is a black lantern-style light fixture. Further right is a window with black frames. A white metal bench is in the foreground. A satellite dish is on the roof. A black downspout runs down the side of the building. Some bare branches and a small bush are visible on the right.

Percheron
Cottage

Welsh Road, Leamington Spa, CV33 9BE

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE 16TH APRIL *** A charming two-bedroom cottage forming part of an attractive barn conversion, set within a delightful complex located on the grounds of a working farm, just outside the highly sought-after Warwickshire village of Offchurch.

The well-presented accommodation briefly comprises a welcoming lounge featuring a wood-burning stove and dual-aspect windows, one of which enjoys delightful views across open countryside. There is a breakfast kitchen providing space for a fridge/freezer and washing machine, together with a ground-floor bathroom fitted with a full suite, including a shower over the bath.

To the first floor, the property offers a double bedroom with characterful exposed wooden beams, an ensuite WC with hand basin, and a further single bedroom.

Externally, the property benefits from a garden area to the front, predominantly laid to lawn, allocated parking, and a single garage. The property is offered unfurnished. Please note that white goods are not included.

Energy Rating: TBC

Council Tax Band: D

One cat may be considered, subject to agreement.

What3words location:

///crossing.screening.insert







Key Features

- AVAILABLE 16th APRIL
- Leamington Spa
- Two Bedrooms
- Semi-detached Cottage
- Unfurnished
- Garage, Parking & Garage
- Energy Rating TBC
- Council Tax Band D
- ONE CAT CONSIDERED

£1,100 PCM