





Harts are pleased to offer for sale this quintessential country home in the popular village of Ullenhall. Built in the 1700's, this characterful home was once, as its name suggests, the village bakery and was therefore a very important part of the village. With around 3000 sq ft of accommodation and double garage, this wonderful home offers plenty of flexible space for all the family as well as a pretty wrap around garden.

The Old Bakery has been owned by the same family for over 30 years which is testament to the superb location and flexible living spaces this home offers. The property is not a listed building, so offers lots of scope and potential to enlarge further should the new owners need more accommodation (obviously STPP). The property sits proudly on the corner of Watery Lane behind a pretty well-established front garden, block paved driveway which gives access to a double garage, side access into the rear garden, and a little footbridge takes you over the brook to the composite front door to the cottage.

A spacious entrance greets you on entry to the cottage which in turn leads you through to the downstairs accommodation, including a useful downstairs cloakroom, utility room, front living room / snug with feature fireplace, well-proportioned study with another feature fireplace, a useful playroom / hobby room or additional study area, both these rooms are ideal for those working from home on a regular basis.

Located to the rear of the property, with fabulous views of the garden is the bright and spacious family room which has been a more recent addition to the downstairs. This room not only benefits from underfloor heating but offers plenty of space for dining as well as a modern family area with bi-folding doors out to the rear garden. Again, to the rear of the property is a country-style breakfast kitchen with an array of wall and base mounted units and drawers, feature oil-fired Aga as well as a freestanding oven, and Quartz work surfaces. The kitchen is open to the conservatory ideal for informal dining and with easy access into the pretty rear garden.

The first floor offers five bedrooms with fitted wardrobes, en suite facility to the main bedroom, and a spacious family bathroom. Those rooms situated to the rear of the cottage have the advantage of lovely garden and countryside views beyond.





The Old Bakery sits in a wide private plot of around 1/4 acre surrounded by well-established hedging and is made up of a large lawned area surrounded by mature plants, shrubs and trees and good size paved patio area ideal for al fresco dining. There is a superb timber building which offers flexible uses and could be available by separate negotiation, a garden store and a further brick built store. The garden also has an outside water supply and power. A separate boiler cupboard is situated to the side of the property.

The double garage which sits to the side of the property has a garage room above which is accessed via a small inner lobby just off the dining room. A great space for hobbyists or equally as useful as a large store room.

An impressive Georgian home which combines characterful features alongside more modern additions perfect for family life. An internal viewing is highly recommended to fully appreciate.

LOCATION Ullenhall

The popular village of Ullenhall is regarded as a sought-after and friendly place to live, set amongst greenbelt countryside, yet well placed for easy access to the M42, M40, and M5, for those who need to commute. The village has an active village hall, public house, and children's play areas and is only a short drive to the historic market town of Henley in Arden which offers a range of shopping facilities, together with regular bus and train services, good schooling, and a choice of pubs and restaurants. Ullenhall offers other schooling close by including Warwick School, Solihull School, and some further afield in Bromsgrove and Stratford upon Avon.



ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts. The Cottage has Oil fired central heating.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band G

ENERGY PERFORMANCE CERTIFICATE RATING: F We can supply you with a copy should you wish.

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





The Old Bakery, Ullenhall
 Main House Area 2435.33 square feet
 Garage Area 661.22 square feet
 Total Area 3096.55 square feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Ground Floor

First Floor



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