



The Old Post Office, Ullenhall
B95 5PA

Guide Price
£550,000



The Old Post Office

We are delighted to present this charming period cottage located in the highly sought-after village of Ullenhall. Dating back to the late 1800s and lovingly cared for by the same family for over 30 years, this characterful home beautifully combines original features with practical living spaces.

Boasting three well-proportioned bedrooms, two bathrooms, and four versatile reception rooms, this property offers flexible accommodation suitable for family life. The cream country-style fitted kitchen, useful downstairs cloakroom, and stunning garden room overlooking a beautifully maintained rear garden further enhance the appeal of this delightful home. Additionally, the integral garage with a useful room above provides an ideal home office or hobby space, making this a truly special opportunity in a charming rural setting.

Ullenhall is a quintessential English village nestled close to Henley in Arden, known for its friendly atmosphere, scenic surroundings, and with excellent local amenities close by. The village offers an ideal balance of tranquil country living with easy access to nearby towns and commuter routes, making it popular with families and professionals alike. Residents enjoy strolling through picturesque lanes, visiting the local pub, and taking advantage of highly regarded schools and recreational facilities nearby. The combination of countryside charm and convenience makes Ullenhall a very desirable place to call home.

Upon entering this period property, you are immediately greeted by the rich character evident throughout the home. Original exposed timber beams and ornate cast iron fireplaces create a warm and inviting atmosphere, complemented by tasteful oak internal doors featuring pretty stained glass details. The four reception rooms on the ground floor provide ample, adaptable space for entertaining, relaxing, and family activities – whether you choose to use them as formal sitting rooms, a dining area, or study space.





The cream country-style fitted kitchen offers an inviting and practical environment for cooking, with plenty of storage and work surfaces. From here, you can access the charming garden room, which enjoys a stunning outlook over the well-maintained rear garden. This tranquil space is perfect for enjoying morning coffee or watching the seasons change in privacy and comfort. A convenient downstairs cloakroom completes the ground floor facilities.

Upstairs, the property comprises three double bedrooms, each benefitting from generous proportions and an abundance of natural light. The family bathroom serves these rooms with a combination of traditional style and modern functionality, while the master bedroom includes an en suite shower room for added convenience and privacy. Each bedroom offers plenty of wardrobe space and maintains the period charm characteristic of the property.

The integral garage not only provides secure parking but also includes a useful room above, which lends itself perfectly as a home office, studio, or additional storage area — presenting excellent flexibility to accommodate various lifestyle needs. Outside, the property boasts a beautifully cared-for garden, ideal for outdoor entertaining, gardening enthusiasts, or simply relaxing in a peaceful environment.



This exceptional period home in Ullenhall encapsulates the perfect blend of historic charm and convenience. With spacious accommodation, original features, and a superb location near Henley in Arden, it represents a rare opportunity to secure a unique and characterful family residence in one of Warwickshire's most desirable villages.

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. THERE IS OIL HEATING AT THIS PROPERTY.

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 F

ENERGY PERFORMANCE CERTIFICATE RATING: TBC 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.





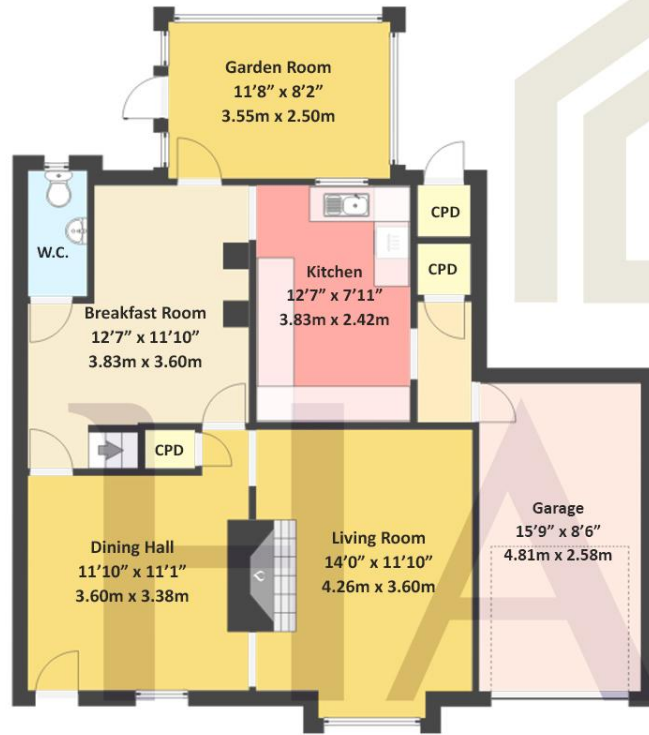


EPC graph to follow

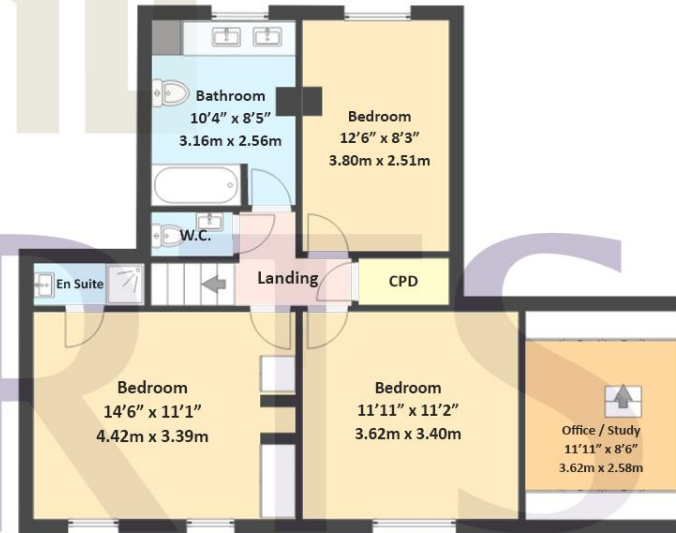
Internal Living Area 1,482 square feet / 137.64 square metres (including garage)



Ground Floor



First Floor



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