

HARTS

AGENTS FOR FINE HOMES

The Old Stores, Ullenhall Street
Ullenhall, B95 5PB

Offers in the region of
£549,950


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The Old Stores

Harts are delighted to present this stunning three-bedroom character cottage, beautifully refurbished and tastefully presented throughout, nestled in the highly sought-after village of Ullenhall. With origins believed to date back to the mid-1600s, this charming home has a rich history, having served as a local bakehouse, butcher's shop, tailor's, and greengrocer over the centuries. The current owners have lovingly updated the property to blend timeless character with modern comforts, creating a warm and inviting residence that perfectly balances heritage and contemporary living.

Ullenhall is a picturesque and tranquil village, renowned for its friendly community and idyllic countryside setting. Located within easy reach of nearby towns and excellent transport links, it provides an ideal countryside lifestyle while remaining well-connected. The village offers scenic walks, local activities, and a quintessential village atmosphere, making it a highly desirable location for families, professionals, and those seeking a peaceful retreat.

Step inside this charming, beautifully presented and decorated home and discover a spacious living room that truly captures the character of the property, featuring a beautiful, feature open fireplace that creates a welcoming focal point which adds to the homely ambiance, exposed timbers, and a super window seat with storage beneath. A second versatile reception room, currently used as a relaxing garden room, brings in an abundance of natural light and provides convenient access to the pretty, enclosed, low maintenance courtyard garden – perfect for entertaining, alfresco dining and chilling outdoors.

The garden has a summery Mediterranean feel with its private seating areas and enhanced by a wonderful pergola with external lighting.









The heart of the home is the country-style kitchen, thoughtfully designed and fully refurbished to offer ample storage and workspace, with the benefit of a central island giving this area a modern feel. The kitchen opens into a cosy, bright dining area, providing a perfect setting for family meals or entertaining guests. The kitchen's warm, traditional feel complements the cottage's overall character while meeting modern-day needs with integrated appliances and quality finishes.

The first floor accommodation comprises three well-proportioned bedrooms, each offering comfortable and characterful spaces. The main bedroom is particularly special, boasting a luxurious en suite bathroom that enhances privacy and convenience. The family bathroom is equally well-appointed, finished to a high standard with contemporary fittings and a relaxing atmosphere.

Additional practical features include a useful dry cellar, ideal for storage or potentially an occasional additional room, offering a flexible space to suit various needs. Off-road parking for one car completes this exceptional property, a valuable asset in a village setting.
This enchanting property offers a unique opportunity to own a piece of local history, lovingly restored and ready to welcome its new owners. Combining period charm with modern living and a superb location in the heart of Ullenhall, it promises a wonderful lifestyle, whether as a family home or a countryside retreat.







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 property has LPG connected to the 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 E

ENERGY PERFORMANCE CERTIFICATE RATING: E 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.

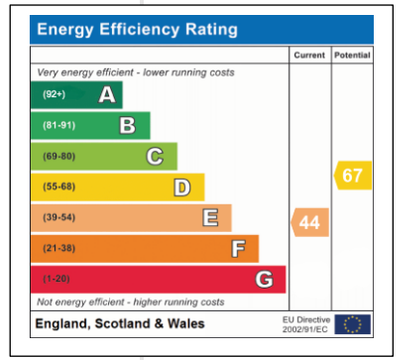












Internal Living Area 1,455 square feet / 135.15 square metres

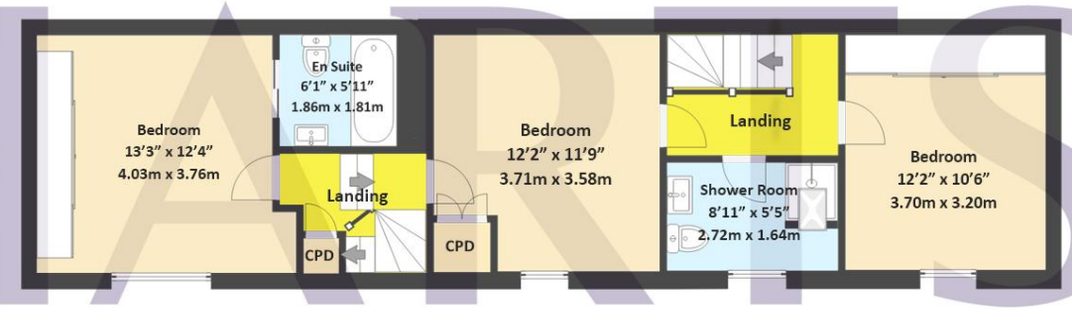
Ground Floor



Basement



First Floor



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HARTS
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