



Coventry Road, Pailton, Rugby CV23 0QD  
Guide Price £460,000

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LETTINGS AND SALES

Impressive five bedroom detached home located in the heart of Pailton formerly the bakehouse for the village which retains a wealth of character. Pailton is a quaint village situated seven miles north-west of Rugby, close to Monks Kirby, Stretton under Fosse and M1, M6 motorway network connections. The property is in need of some modernisation and potentially could lend itself to being separated into two properties (subject to planning consent). The accommodation comprises of entrance hall, lounge with open fire, dining room and spacious fitted breakfast kitchen with Aga. There is also a porch leading from the kitchen which has a ground floor w.c. and a second sitting room featuring the original Bristol Steam ovens and is accessed via the courtyard externally and internally via staircase off the main bedroom. The first floor has a family shower room, five bedrooms all of which are double with the main having vaulted ceiling with exposed A frame timbers and balcony and en-suite bathroom. The double garage/workshop is accessed via the courtyard, has two roller shutter doors and stairs rising to the loft area which is partially boarded. There is also a utility room which houses the boiler. The courtyard has a gated archway and will accommodate several vehicles and leads to the garden which has mature trees and bushes with storage shed. The property benefits from electric heating/gas central heating to one part of the house and single glazed Georgian style windows. This home must be viewed to fully appreciate the potential it has to offer.

#### Porch

13'7" x 2'11" (4.15m x 0.91m)

Single glazed Georgian windows, hardwood door and tiled floor.

#### W.C.

Single glazed window, wash basin, low flush w.c. and tiled floor.

#### Breakfast Kitchen

15'10" max x 12'11" max (4.85m max x 3.96m max)

Dual aspect single glazed Georgian style windows, range of wall and base units with spaces for appliances, one-and-a-half bowl single drainer sink unit, electric heater, carpet tiled floor, vented hot water cylinder and Aga.

#### Living Room

17'9" x 13'6" (5.43m x 4.13m)

Dual aspect single glazed Georgian windows with secondary glazing, open fire, exposed beams and carpeted.

#### Dining Room

13'7" x 10'5" (4.15m x 3.18m)

Dual aspect Georgian style windows, Creda heater and carpeted.

#### Hall

13'9" x 5'10" (4.20m x 1.79m)

Hardwood entrance door, Dimplex electric heater, open tread staircase and carpeted.

#### Landing

4'10" x 3'4" (1.49m x 1.02m)

Single glazed Georgian windows one with secondary glazing, electric heater, beams and carpet tiles.

#### Shower Room

8'8" x 7'1" (2.65m x 2.16m)

Single glazed Georgian window, walk-in shower with Triton electric shower, wash basin set in vanity unit, low flush w.c. extractor and tiled floor.

#### Bedroom One

13'1" x 9'3" (3.99m x 2.82m)

Single glazed Georgian window, Heatstore electric heater and carpeted.

#### Bedroom Two

13'11" x 10'2" (4.25m x 3.12m)

Dual aspect single glazed Georgian windows, Heatstore electric heater, built-in louvered door wardrobes and carpeted.

#### Bedroom Three

10'3" x 7'10" (3.13m x 2.40m)

Single glazed Georgian windows, carpet and loft hatch.

#### Bedroom Four

10'4" x 10'3" (3.17m x 3.13m)

Single glazed Georgian window, Dimplex heater and carpeted.

#### DISCLAIMER

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#### Bedroom Five - Main

19'1" x 13'11" (5.82m x 4.25m)

Single glazed Georgian windows with secondary glazing and double doors leading to balcony. Vaulted ceiling with A frame timbers, gas central heating radiator and carpeted.

#### En-suite Bathroom

7'3" x 9'2" (2.22m x 2.81m)

Single glazed Georgian window, three piece bathroom suite with wooden bath panel, gas central heating radiator and carpeted.

#### Reception Room

13'8" x 16'5" (4.19m x 5.01m)

Accessed via the courtyard externally and internally via a staircase leading from the main bedroom, single glazed Georgian window with secondary glazing, Bristol Steam Oven Works original feature oven, wooden door to yard and carpeted.

#### Utility

8'0" x 6'0" (2.46m x 1.84m)

Accessed via the courtyard, single glazed Georgian window, Intergas boiler, space and plumbing for washing machine, tumble dryer and fridge/freezer.

#### Garage/Workshop

16'5" x 15'4" and 18'5" x 16'6" (5.02m x 4.62m and 5.62m x 5.05m)

Double garage with two up-and-over doors, concrete floor and steps partitioning the two garages, power and light stairs leading to loft area which is partially boarded.

#### Garden

Courtyard offering parking for several vehicles, security lighting, mature and established garden with a variety of trees and bushes, shed and greenhouse.

#### Viewings

Viewings are strictly via the agent Archer Bassett.

#### Tenure - Freehold

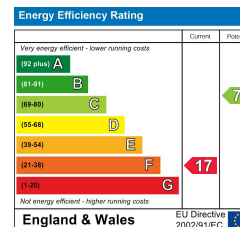
The agent has been informed that the property is offered Freehold however any interested party should obtain confirmation of this via their solicitor or legal representative.

#### Auctioneers Additional Comments

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#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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