

## **Flat 2, Caldecote Hall, Caldecote Hall Drive, Caldecote, Nuneaton CV10 0TW, 11th Jun 2012**

**Previously listed for sale on 11th Jun 2012**

**Fixed price £285,000 - 3 bedroom mews**

### **Property description**

A rare opportunity to acquire a luxury, spacious property set on Caldecote Hall Drive that leads to a magnificent country estate. The property has use of the 35 acres of glorious and protected grounds of Caldecote Hall. Caldecote Estate is a secure gated development, with grounds maintained for your enjoyment, featuring a meandering river, landscaped lake and original Victorian fern garden lovingly restored and beautiful manicured lawns.

Tranquility, comfort, peace and a hint of decadence.....

You will find hints of the Estate's past in many places – and many preserved original features wherever possible. The original clock tower, still working and is wound on a weekly basis chimes over the stable block; the church in the grounds has a door that still bears the scars from muskets fired during the siege of the hall by King Charles' men during the civil war.

We understand Caldecote Mews was the former laundry block serving the main hall, which has been sensitively converted into three mews houses set around the shared front courtyard. You'll find Caldecote Mews offers privacy, but also has access to the stunning gardens, sunny courtyards and beautiful country walks.

Blending period features with modern luxury.....

Caldecote has a rich and intriguing history – dating back to the Domesday book, where it is listed as a property owned by the Church of England.

In the 17th century it was owned by the roundhead Colonel Purefoy, a staunch enemy of the King and as such, a wanted man. The original fortified manor building was besieged by King Charles' nephews Princes Maurice and Albert. Whilst the Colonel hid away in the grounds, his wife, Dame Purefoy ably supported by her maids and her son-in-law made such a brave defence of the property, that they were spared their lives. The door from the original property now forms the entrance to the church in Caldecote's grounds and still bears testament to the siege, with the holes from bullets fired from muskets clearly visible.

Luxury living within comfortable reach.....

Caldecote is ideally located for peaceful country living within easy access of main routes and major cities. Caldecote is in Shakespeare's country and surrounded by beautiful rolling countryside, yet within 20 minutes of Birmingham and its international airport. Coventry is just 30 minutes away, whilst the historic town of Stratford Upon Avon is just 40 minutes away from Caldecote.

Travel to London is straightforward, either from the mainline stations within easy reach of your home, or the M1, which is less than 20 minutes drive. Owning a home on the edge of the Caldecote Estate is a rare opportunity; a chance to own a little piece of English history and to experience luxury country estate living with all the convenience of a property managed and maintained for your enjoyment.

To arrange a viewing please contact us: .....

The accommodation comprises in more detail as follows:

#### Dining Room 12'1" x 10'7"

Having a wooden entrance door with high level double glazed insert, attractive coving to ceiling cornices, double glazed window to front aspect over looking the front courtyard, double panelled radiator, telephone point, Indian flagstone style flooring, feature cast iron fireplace and opening leading to the kitchen.

#### Kitchen 10'6" x 7'5"

Having recessed ceiling down lighters, attractive coving to ceiling cornices, two double glazed windows to side aspect, double glazed window to front aspect, Indian flagstone style flooring, range of hand crafted painted base and eye level units, granite work tops with matching up stands, eye level cupboard housing the wall mounted Valliant gas fired boiler, inset Porcelain sink unit with chrome effect mixer tap over, inset low level electric oven, inset four ring gas hob with stainless steel effect extractor hood above, built in dishwasher, fridge freezer and tiling to sink splash back area.

#### Inner Hallway

Having recessed ceiling down lighters, attractive coving to ceiling cornices, double panelled radiator, stairs leading off to the first floor landing, door to a useful under stairs storage cupboard, door to the lounge and further door to the ground floor WC/utility.

#### Ground Floor WC/Utility Area

Recessed ceiling down lighters, tiled floor, opaque double glazed window to side aspect, single panelled radiator, fitted eye level units, roll edge work surface, sink unit with chrome effect mixer tap over, mosaic effect tiling to splash back areas, space and plumbing for an automatic washing machine, further appliance space, low level WC, wash basin and extractor fan.

#### Rear Lounge 19'10" x 10'11"

Having decorative coving to ceiling cornices, two double panelled radiators, two double glazed windows to rear aspect, double glazed door leading out to the rear garden, feature cast iron fireplace with attractive wooden surround and granite back and hearth.

#### First Floor Landing

Superb high ceiling, ceiling light point, recessed ceiling down lighters double glazed skylight window, feature beams and doors leading off to...

#### Master Bedroom 12'2" x 10'8"

Ceiling spot lights, exposed beams to one wall and ceiling, double glazed window to front aspect, single panelled radiator, good sized fitted wardrobe with ample hanging rail and shelving space, door to the en-suite.

#### En- Suite Bathroom 6'5" x 6'5"

Inset ceiling down lighters, opaque double glazed window to front aspect, extractor fan, tiled floor, low level WC, pedestal wash hand basin, panelled bath with shower over, shower screen, tiling to splash back areas, pitched beam ceiling, heated towel radiator.

#### Bedroom Two 9'8" x 9'0"

High beamed ceiling, exposed beams to one wall, single panelled radiator, double glazed window to rear aspect and two ceiling spot lights.

#### Bedroom Three 9'8" x 9'1"

High beamed ceiling, exposed beams to one wall, single panelled radiator, double glazed window to rear aspect and ceiling light point.

#### Family Bathroom 8'5" x 5'5"

High beamed ceiling, ceiling spot lights, extractor fan, double glazed skylight window, tiled floor, heated towel radiator, pedestal wash hand basin, low level WC, bath with shower over, shower screen and tiling to splash back areas.

#### To The Exterior

To the front of the property there is a shared pebbled courtyard area with double opening farm style gates, shared use of a brick built bin and garden store and wall mounted canopy entrance lanterns. There is a delightful good sized rear garden with side pebbled pathway leading to a rear gate that provides access to the rear parking area, good sized well cared for lawn and attractive planted borders. The property has full use of the 35 acres of grounds surrounding Caldecote Hall.

Fixtures and fittings: Some items may be available subject to separate negotiation.

Services: We understand that all mains services are connected.

Tenure: We have been informed by the vendor that the property is leasehold, however we would recommend that any prospective purchaser should verify this through their Solicitor.