



DM&Co.
— PREMIUM —

**FIELD COTTAGE MILL LANE
ROWINGTON
CV35 7DQ**

Fabulous, extended and renovated three bedroom cottage, beautifully presented throughout. Located on the highly sought after Mill Lane, accessed via a charming tree lined drive benefitting from a one bedroom annex with grounds of almost one acre in total.

PREMIUM

FIELD COTTAGE MILL LANE

Mill Lane in Rowington is simply brimming with beautiful picture postcard, character properties and Field Cottage is no exception. Tucked away from sight, approached down a long, private, tree lined drive, entered through private gates this idyllic cottage, simply pulls at the heart strings - with its stone dressed crunchy drive and hedge row boundary - its simply stunning

Extended and completely renovated by the current owners this three bedrooms cottage also boasts a double carport with single garage, one bedroom self contained annex and double stables by the entrance.



Thoughtfully and sympathetically extended by the current owners in 2016, they have cleverly married the old charm with a modern feel.

As you enter through the front door a bright modern oak entrance leads you through into the fabulous open plan kitchen living diner. Complete with underfloor heating and corner bi-folds the owners have created a bright light modern living space, extremely well finished with, AEG steam ovens, granite worktops, Quooker hot top, large larder cupboard with good size utility off the side with access to the rear.

Coming back across the hall to the older part of the cottage the cosy lounge with log burner, provides a haven for relaxation, with original character beams and useful home office to the rear.







Taking the glass and oak staircase to the three delightful bedrooms, you can't help but be struck with the volume of light flooding onto the landing. Perfectly marrying new with old again, the upstairs extension has been beautifully constructed creating an amazing principal bedroom with theatrical full height windows looking out across the garden, fronted glass sectioned en-suite and walk-in wardrobe.

Across the landing back into the original part of the cottage and bedroom two is a charming spacious room with beautiful beams and open plan bathroom boasting a gorgeous free standing bath.

Completing the upstairs accommodation the third bedroom provides a good size single room with its own en-suite.











Just through the gates, there's a fantastic, self contained one bedroom annex which currently generates an income of £1,000 pcm via the Air B & B portal. Complete with a double bedroom, bathroom, open plan kitchen, living, dining area with patio and parking.

You might choose to continue with this business, even add an additional annex by converting the stables or it would make the perfect home for a family member creating independence whilst being a stones throw from the main house.





FIELD COTTAGE MILL LANE

Outside the sun terrace wraps around the kitchen with plenty of outdoor entertaining space including a fabulous outdoor kitchen perfect for summer barbecues. The gardens on the southern side enjoy an aspect over open fields that fall all the way down to the Grand Union Canal.

With double stables to the top of the drive (potential to convert STP) and the one bedroom annex, a double car port with single garage there is also plenty of parking that neighbour these properties.







LOCATION

Rowington is a quintessential English village tucked away in the beautiful Warwickshire countryside. It offers the best of both worlds, a rural setting with the benefit of being just 20 minutes from Birmingham Airport. Those needing access to London can either jump on a train from nearby Lapworth Station or drive down the M40. If it is Birmingham you are wanting to get to, then Lapworth station runs regular services to all Birmingham stations. The local school and nursery are both excellent. On the doorstep is a lovely village hall, tennis courts and miles and miles of lovely walks.

FEATURES

- Idyllic Three Bedroom Cottage
- Self Contained One Bedroom Annex
- Approx One Acre
- Exceptional Extension & Renovation
- Gorgeous Long Tree Lined
- Double Car Port and Garage
- Private Gated Entrance
- Two Stables
- Ample Parking

SIZE

Total - 2161.00 sq ft inc Annex

TENURE

We are advised by the vendor that the property is Freehold with vacant possession upon completion. However we would advise that you check this with your legal advisor before exchanging contracts.

Warwick District Council : F

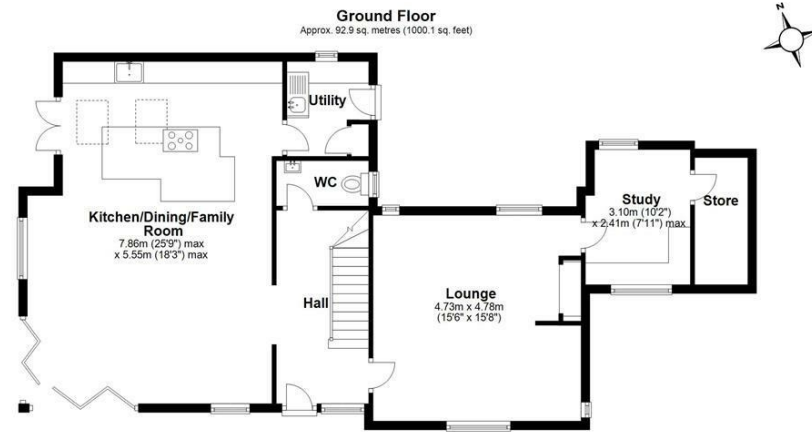
VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

📞 01564 777 314

@ premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.



Total area: approx. 165.2 sq. metres (1778.0 sq. feet)

Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are for the actual floor area and are approximate so should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement. Plan produced using PlanUp.



Total area: approx. 35.6 sq. metres (383.0 sq. feet)
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