



FOR STARTERS



OFFERS IN EXCESS OF
£795,000

MAIN COURSE

Apple Tree Cottage - The Country Retreat That Ticks All the Boxes
Get your property wishlist at the ready, because Apple Tree Cottage is about to tick most—if not all—of your boxes. If you've ever dreamt of a character cottage in a peaceful countryside setting, yet still want easy access to Stratford-upon-Avon, Warwick, and Wellesbourne, this might just be the one.

Set in just over a quarter of an acre, this charming home offers the perfect blend of period charm and modern comfort. Step outside and you'll find beautifully kept, south-west facing gardens—ideal for soaking up the sunshine, enjoying a morning coffee, or unwinding at the end of the day. The surrounding countryside is just as special, with scenic walks from your doorstep where you might not see a single car, only nature at its best.

But this isn't just a beautiful home—it's also an opportunity. With a total of seven bedrooms across the main house and two self-contained annexes, Apple Tree Cottage offers not one, but two potential income streams. The annexes currently operate as successful holiday lets with a proven track record, generating excellent additional income. Whether you continue their success or use the space for multi-generational living, the flexibility is invaluable.

Step Inside
From the moment you step through the front door, Apple Tree Cottage welcomes you with its character and charm. The reception hall sets the tone, leading you into the dining room, a sociable space perfect for hosting family and friends. This then opens into the sitting room, positioned at the back of the house to take full advantage of the garden views, with French doors providing direct access to the outdoor space. A wood-burning stove adds to the cosy, inviting atmosphere.

The open-plan kitchen and breakfast room is flooded with natural light, creating a bright and welcoming space for everyday living. It's the heart of the home, where mornings start with coffee by the window and evenings end with relaxed conversation.

Tucked away off the dining room is a secret utility room—a clever and discreet space that keeps household essentials hidden away. In fact, the property is fitted with an array of really useful storage cupboards throughout, ensuring there's a place for everything. The ground floor is completed by the modern practicalities of a downstairs cloakroom, offering



everyday convenience.

Upstairs, the main house features four well-proportioned bedrooms, three of which benefit from built-in wardrobes, providing ample storage. The main bedroom, with its en-suite, offers a peaceful retreat, while the remaining bedrooms share a well-appointed family bathroom. Whether you need space for family, guests, or a home office, there's plenty of flexibility.

Two Self-Contained Annexes - A Unique Income Opportunity
What truly sets Apple Tree Cottage apart is its additional accommodation. The attached two-bedroom annexe has its own private entrance and garden space, providing a wealth of possibilities. The main bedroom in the annexe also benefits from built-in wardrobes, adding further practicality. Currently operating as a successful holiday let, it offers a fantastic source of additional income with an established track record of bookings.

And then there's the garden annexe—a cleverly converted stable block that now serves as a self-contained studio, complete with its own kitchen and shower room. With separate vehicle access, this additional space also runs as a thriving holiday let, offering guests a private countryside retreat. Whether you're looking for a second income stream, guest accommodation, or a home office away from the main house, this annexe provides even more flexibility.

If you're looking for a country cottage in a peaceful setting, with charming period features, stunning surroundings, and built-in income potential, Apple Tree Cottage is everything you've been searching for—and more.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - E



EPC
Band - D



South/West



Mains Services;
Water, Electricity &
Drainage



Heating System
Oil



Wellesbourne Cof E

WHY NOT TAKE
A LOOK INSIDE?
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Total area: approx. 209.9 sq. metres (2259.8 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.

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