



EDWARDS
EXCLUSIVE

THE CORNER HOUSE, SHOTTERY VILLAGE,
WARWICKSHIRE, CV37 9HD

THE CORNER HOUSE

SHOTTERY VILLAGE

The Corner House is one of those properties that is incredibly difficult to compare to anything else. Full of history, character and personality, this remarkable Grade II listed home occupies a substantial footprint in the heart of Shottery, with an extraordinary amount of space for family life, entertaining and enjoying the home in completely different ways. From the original exposed timbers and flagstone floors to the contemporary kitchen, south-facing garden and completely separate guest accommodation, every part of this home has something to offer.

The main house can be accessed via two separate entrances, both providing a different approach to the accommodation. A separate garage sits alongside the annex and can accommodate a car or alternatively provides excellent additional storage. Through the main entrance, you are welcomed into a spacious hallway which immediately sets the tone for the character found throughout the house. The principal living and dining room is a fantastic space, with exposed timber framing, original features and a large fireplace housing a log burner. There is plenty of room for both a substantial dining table and comfortable seating, making this a wonderful room for entertaining friends and family. From here, a separate snug provides a more relaxed second reception space. With wooden flooring, exposed beams and another log burner, this is a particularly atmospheric room and somewhere to escape to in the evenings.



The kitchen and dining area is one of the real highlights of the home and has been thoughtfully designed and extended by the current owners, creating a beautiful and incredibly sociable space for entertaining. Bright, spacious and overlooking the south-facing rear garden, the room has been designed to make the most of the connection between the house and outside space.

The contemporary kitchen is fitted with an excellent range of cabinetry, granite work surfaces and a Belfast sink, with plenty of preparation and storage space. Bi-folding windows open the kitchen directly onto the garden, with a breakfast bar extending from the window and space beneath for bar stools. Further bi-folding doors open from the dining area, creating an impressive open connection to the garden and allowing the whole space to work brilliantly when entertaining.

The flagstone flooring continues through the utility room, which is a practical and useful space for everyday family life. A separate office sits towards the front of the house and is another room full of character, featuring terracotta tiled flooring and its own gas fired log burner. There is also a downstairs WC and a further area currently used for storage, providing access towards the separate guest accommodation.

One of the particularly interesting features of The Corner House is the two separate staircases, creating different areas of accommodation upstairs and giving the property an unusual amount of flexibility.

The first staircase leads to three excellent-sized bedrooms, a dressing room and two bathrooms. The principal bedroom is a wonderful space with its own access to a shower and wash hand basin, together with a particularly impressive dressing room which is full of character and original features.

The second and third bedrooms on this level are both very generous doubles, offering plenty of space for family members or guests, while a fourth room is currently being used as a dressing room. A separate shower room and a good-sized family bathroom complete this part of the house.

The second staircase leads to two further very large rooms, currently arranged as an office and a spacious chill-out/studio area. This is a really exciting part of the property because of the potential it offers. With the generous proportions and existing layout, there is scope to create an impressive principal suite, subject to any necessary consents. The office also has access onto a fantastic south-facing terrace, providing elevated views over the garden. It would make an incredible private space to enjoy a morning coffee or evening drink and could form part of a wonderful future



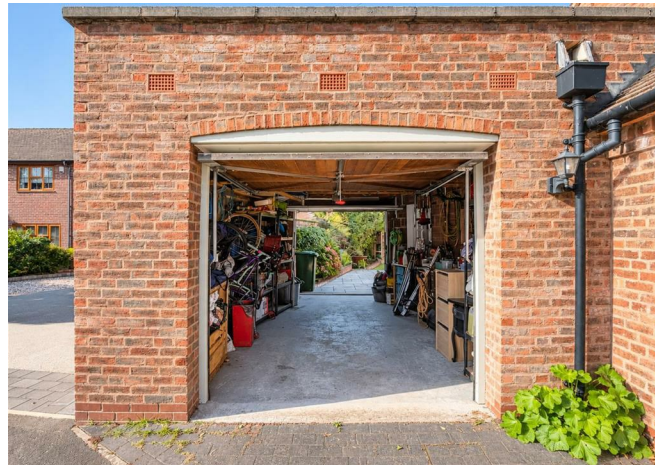
master bedroom arrangement.

Outside, the rear garden is a real extension of the living accommodation. South facing and full of character, it is a particularly pretty garden with an abundance of charm. A large patio terrace sits immediately adjoining the house, providing plenty of space for outdoor dining and entertaining, with a lawn beyond. Attractive brick walls add to the character of the garden and create a wonderful backdrop, while the established planting gives the space a lovely feel.

Now we can introduce the Annex, which adds another fantastic dimension to the property. The annex has its own independent entrance and private courtyard garden, making it genuinely separate from the main house. Internally, it is arranged as an open-plan living, kitchen and bedroom space, with a contemporary finish that contrasts beautifully with the character of the main house. Wooden patio doors open directly onto its own courtyard, creating a lovely light and private space.

Currently being successfully operated as an Airbnb, the annex provides an excellent opportunity for additional income, but its potential goes far beyond that. It would work equally well for visiting family and friends, parents wanting their own independent accommodation, older children or simply as a private guest suite away from the main house.

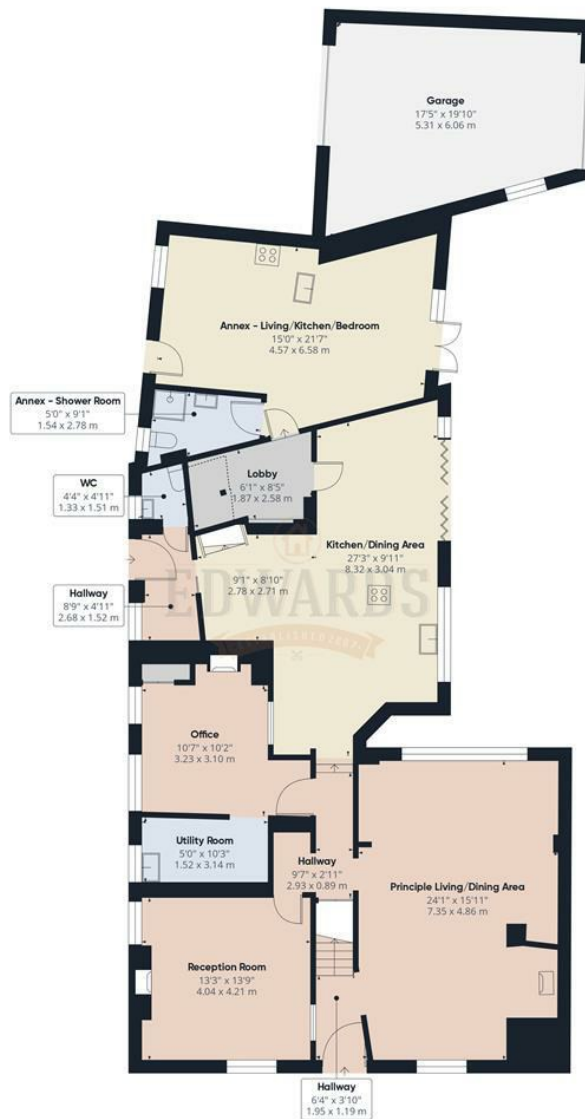
The Corner House really is a property that needs to be viewed to appreciate the scale, character and flexibility on offer. Combining a substantial Grade II listed home, an abundance of original features, five generous bedrooms within the main house, additional dressing and flexible rooms, two separate staircases, multiple reception spaces, a wonderful south-facing garden, terrace and a completely self-contained Airbnb annex, it offers an incredibly rare opportunity to own a home with this much history, space and versatility in such a fantastic Shottery location.







Floor -1



Approximate total area⁽¹⁾

3360 ft²

312.2 m²

Reduced headroom

66 ft²

6.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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