

Offers in the region of £850,000  
Main Road, Ansty, Coventry, West Midlands, CV7 9HZ



 **5**  
Bedrooms

 **2**  
Bathrooms

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## **Exceptional Edwardian Family Home with Outstanding Amenities and Transport Links**

Set on a substantial 1.64-acre plot overlooking the tranquil canal, this remarkable 4/5-bedroom Edwardian detached home offers a seamless blend of period elegance and modern living. Nestled in a highly sought-after semi-rural village near Coventry, this property provides a rare opportunity for families seeking space, character, and convenience, all with the added benefit of no onward chain.

The location also boasts outstanding transport links, with easy access to the M6, A46, and M69, as well as Birmingham Airport (less than 30 minutes' drive). For commuters, the train from Coventry to London takes just 50 minutes, while Coventry City Centre and Rugby are within easy reach. Local highlights include the popular Rose & Castle Country Pub, adding to the charm of this picturesque setting.

Previously granted planning permission for a stable block and tack room, this versatile property is perfect for those seeking a lifestyle enriched by both tranquility and practicality. The area is well-served by an impressive array of amenities, including Walsgrave Hospital, Tesco Extra, Asda Superstore, Cross Point Business Park, Ansty Hall, Ansty Golf Course, and the scenic Coombe Abbey Country Park.

This property truly offers the perfect balance of semi-rural living, modern convenience, and exceptional connectivity, making it an ideal forever home.

### **A History Steeped in Character**

Built around 1902, this stunning property has been meticulously cared for and thoughtfully refurbished, retaining its charming period features while integrating modern conveniences. The owners have lovingly restored the home, ensuring it meets contemporary standards without sacrificing its historical integrity with the retention of many period features including sash windows and fire places. The roof, replaced in 2017, is still under guarantee, and the windows have been updated to enhance both aesthetics and energy efficiency.

### **A Grand Entrance**

As you approach the property, you are greeted by an enclosed front garden, tastefully laid to lawn, with mature trees and shrubs providing privacy and a sense of seclusion. The canopy porch side entrance leads you into a welcoming reception hall, featuring a beautifully spindled dogleg staircase that sets the tone for the grandeur and elegance that awaits.

### **Living Spaces Designed for Comfort and Style**

The drawing room is a standout feature of this home, boasting a 10-foot high ceiling, a stunning marble and cast iron fireplace, and expansive views over the rear garden. This space is perfect for both formal entertaining and relaxed family living, offering a blend of comfort and sophistication.

The modern kitchen/diner is another highlight, equipped with a deep Belfast-style sink, a range cooker, built-in dishwasher, and freezer. This space is designed for both functionality and style, making it the heart of the home where family and friends can gather. Adjacent to the kitchen, a utility room provides additional space for laundry and storage, ensuring that the kitchen remains clutter-free and practical.

### **Versatile Lower Ground Floor**

The lower ground floor offers a versatile space that can be adapted to suit your family's needs. Whether you require an additional bedroom, a family room, or a home office, this room provides the flexibility to accommodate various uses. A storage cupboard is also located on this level, providing ample space for keeping your home organized.

### **First-Floor Bedrooms and Bathroom**

The first floor boasts three spacious double bedrooms, each adorned with charming cast iron fireplaces that exude period elegance. The master bedroom is enhanced by a built-in storage cupboard, providing practical storage without sacrificing style. The family bathroom on this level is beautifully tiled and features both a separate bath and a walk-in shower, offering a luxurious retreat for relaxation. Additionally, on the half landing leading to the first floor, you'll find a cloakroom with a high-level w/c. A storage cupboard on the first-floor landing houses the Vaillant gas combi boiler.

### **Second Floor Retreat**

Ascending to the second floor, you will find an additional double bedroom, offering a peaceful retreat away from the main living areas. This space is ideal for guests, teenagers, or as a private home office, providing flexibility and privacy within the home.

### **Outdoor Space to Enjoy and Explore**

The outdoor spaces of this property are just as impressive as the interior. The rear garden is a true oasis, featuring a paved patio area that is perfect for outdoor dining and entertaining. The southeast-facing garden is mainly laid to lawn and is surrounded by mature trees and shrubs, creating a private and tranquil environment.

A gravelled driveway with gated access leads to a large parking area, providing ample space for multiple vehicles. The property also includes a second garden area overlooking the canal, complete with a small wooden shed. The bridge over the canal leads to a field that has been left to mature naturally, attracting local wildlife and offering a peaceful space for nature lovers.

### **Potential for Future Development**

For those with equestrian interests or looking to expand the property's potential, the land over the bridge has previously had planning permission for a stable block and tack room. While the planning permission would need to be reapplied for, this offers an exciting opportunity to further enhance the property's value and utility.

### **Prime Location with Excellent Connectivity**

Situated in a prime location, this property benefits from easy access to major road networks including the M6, A46, and M69. Local amenities are within easy reach, including Walsgrave Hospital, Tesco, Asda, Cross Point Business Park, and Rolls Royce plc at Ansty Business Park. Leisure options are also abundant, with Ansty Golf Course, Coombe Abbey Country Park, and the Rose & Castle County Pub all nearby.

### **No Onward Chain – Ready to Move In**

This exceptional property is offered with no onward chain, making it a straightforward and stress-free purchase. The home is move-in ready, having been fully refurbished to a high standard, and is waiting for a new family to enjoy its many benefits.

### **Good to know:**

Tenure: Freehold

Not grade listed.

If using the app what3words to locate the property search: Coffee.ballpoint.misted.

Council Tax Band – F - £3,279 pa

EPC Rating – E

Internal area – 220 Square Meters / 2,368 Square Foot

Plot/Land area – 1.64 Acres (6,648 square meters)

Roof replaced in 2017 – came with an 8 year guarantee

Loft – accessed via the landing – not boarded, no ladder, does have a light.

Boiler – Located in the utility – Brand – Vaillant (approx. 10 years old), serviced within past 12 months.

Property built 1902.

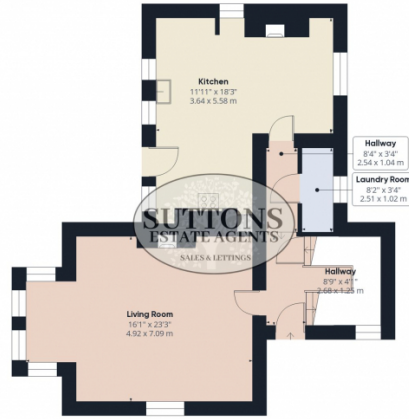
Direct shared gravelled driveway with gates leading down to a large gravelled parking area owned by this property, with the next door neighbour only having access and shared responsibility for maintenance. The bridge is understood to be maintained by British Waterways.

Land to the rear of the property over the bridge has had in the past planning permission for a stable block and tack room (its understood to be green belt).

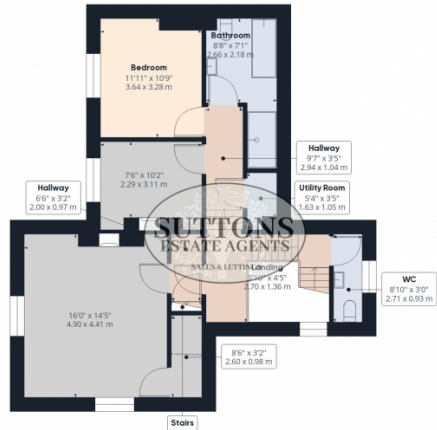
No trees within the boundary of this property have a TPO but do double check over all details with your solicitor to confirm.



First Floor



Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
2039.77 ft<sup>2</sup>  
189.5 m<sup>2</sup>

**Reduced headroom**  
99.82 ft<sup>2</sup>  
9.27 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	48
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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