

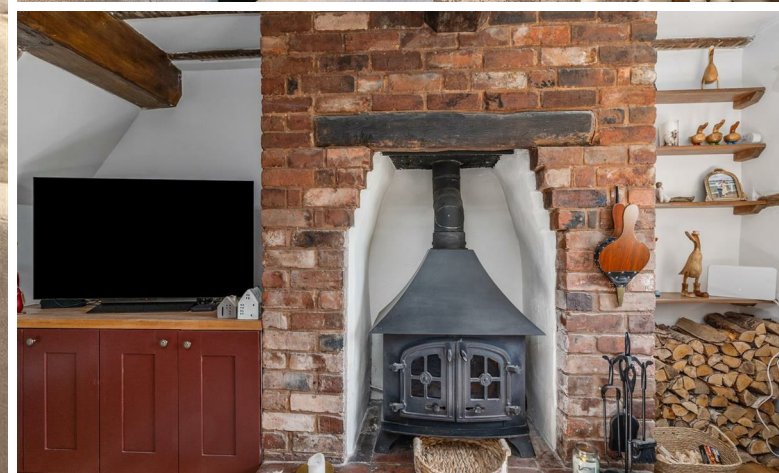
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3 Appletree Cottages, Old Warwick Road, Rowington, Warwickshire

Guide Price £335,000



Situated on the outskirts of the sought-after village of Rowington, and within easy reach of Lapworth, this charming two-bedroom terraced cottage enjoys a delightful semi-rural setting with open views to both the front and rear. Dating from around 1850, the property beautifully combines traditional character with modern comforts and has been sympathetically restored to create a warm and inviting home. The accommodation comprises a delightful sitting room with a wood-burning stove, a well-appointed fitted kitchen, a modern ground-floor bathroom with a freestanding bath and separate shower cubicle, and

two well-proportioned bedrooms. Outside, there are charming cottage-style gardens to both the front and rear, together with good off-road parking. Energy Rating: E.

Location

3 Appletree Cottage is situated on the outskirts of the delightful village of Rowington, enjoying a pleasant semi-rural setting whilst remaining within easy reach of the larger villages of Lapworth, Knowle and Dorridge.

Rowington and nearby Lapworth provide a good

range of local amenities, including well-regarded inns, village facilities and schools, together with a rail service from Lapworth Station providing commuter links to Birmingham and London. The surrounding Warwickshire countryside offers an abundance of attractive rural and canalside walks, bridleways and picturesque countryside.

For the commuter, the property is conveniently placed for access to the M40 and M42 motorway networks, whilst Solihull, Warwick and Stratford-upon-Avon are all within easy travelling distance and



provide an excellent choice of shopping, leisure and recreational facilities. Birmingham Airport and the NEC are also readily accessible

Approach

Through a part-glazed casement door into the:

Fitted Kitchen

12'2" x 5'11" (3.70 x 1.81)

Installed in 2024, the charming cottage-style kitchen features a range of Shaker-style units, complemented by solid timber work surfaces, traditional brass-effect fittings and a ceramic

Belfast-style sink. Integrated Bosch appliances include an electric oven, hob, slimline dishwasher and washing machine, while a useful pantry cupboard provides space for a fridge/freezer and additional storage.

Open timber shelving, exposed brickwork and a tiled floor enhance the room's character. The room also has a radiator, windows to the side and rear, and a glazed external door, providing plenty of natural light and access to the garden. A latched door leads to:

Charming Sitting Room

16'5" x 11'11" (5.00 x 3.63)

The inviting sitting room is rich in period character, with exposed ceiling timbers, exposed brickwork and a striking inglenook fireplace housing a wood-burning stove. Timber flooring continues throughout, while a dedicated television area benefits from bespoke storage below and attractive display shelving within the chimney alcove. A double-glazed window overlooks the front aspect, with a traditional solid stable-style entrance door opening onto the front garden. The well-proportioned room also offers



ample space for a dining table and chairs, wall lights, and a radiator, with stairs rising to the first floor.

Bedroom One

11'11" x 9'3" (3.62 x 2.83)

The characterful main bedroom is a well-proportioned double featuring a vaulted ceiling and exposed timber beams. A traditional cottage-style double-glazed window offers an attractive view of the surrounding countryside, plus a wardrobe recess, useful high-level storage, wall lights, and a radiator.

Bedroom Two

9'3" x 5'3" (2.82 x 1.61)

Radiator, full-height ceiling with exposed timbers and a double-glazed window to the rear aspect.

Bathroom

9'5" x 5'3" (2.88 x 1.61)

Installed July 25, this beautifully appointed bathroom blends traditional character with modern convenience, featuring a freestanding roll-top bath with period-style brass mixer taps and shower attachment, a separate glazed shower enclosure, a pedestal wash basin and a WC. Panelled walls,



timber detailing and complementary flooring enhance the cottage character, with downlighters and an extractor fan, while a frosted window provides natural light.

Lobby Area

Located off the Kitchen. With downlights, latched doors to the bathroom and boiler cupboard, which accommodates the oil-fired boiler.

Outside

3 Apple Tree Cottage is located just off Old Warwick Road and is approached via a shared private



driveway, leading to what is technically the rear of the cottage. Directly opposite the property is a double-width gravelled parking area providing off-road parking for two vehicles side by side. A pedestrian pathway leads through the attractive enclosed cottage garden to the kitchen entrance. Immediately adjoining the property is a generous paved terrace, ideal for outdoor dining and entertaining. Beyond lies a lawn with established planted borders, mature shrubs and a mature tree.

Front Garden

Approached from the Sitting room via a stable door. Enclosed cottage-style front garden. A gently curving brick pathway leads across the lawn with established shrubs, planted borders and mature climbing greenery adding colour and character. There is also space for a small table and chairs, creating a pleasant spot for outdoor seating.

Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

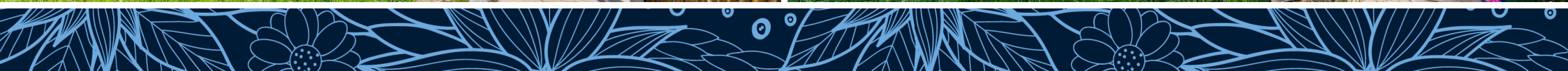
Services

Main electricity and water are connected. Drainage connects to a private shared system, and heating is provided by an oil-fired system. NB: We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Warwick District Council: Tax Band C





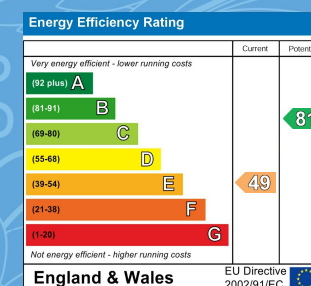


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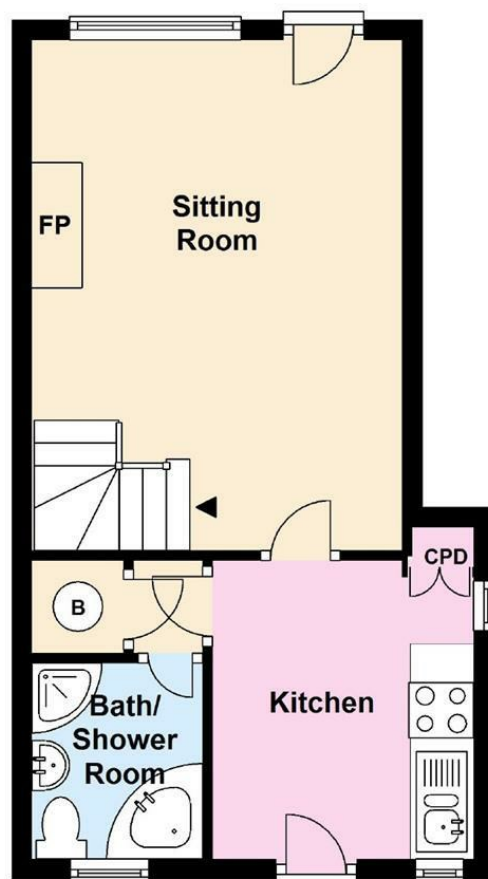
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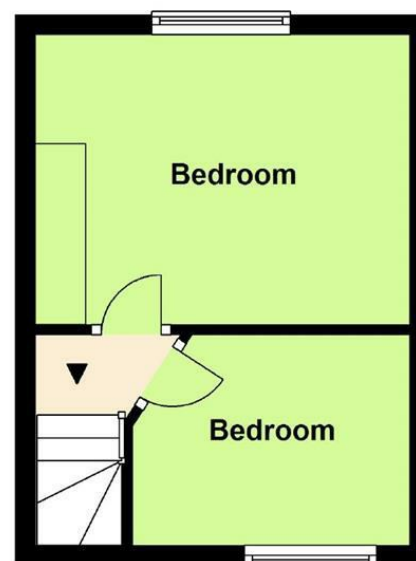
Ground Floor

Approx. 31.3 sq. metres (336.7 sq. feet)



First Floor

Approx. 19.2 sq. metres (206.9 sq. feet)



Total area: approx. 50.5 sq. metres (543.6 sq. feet)