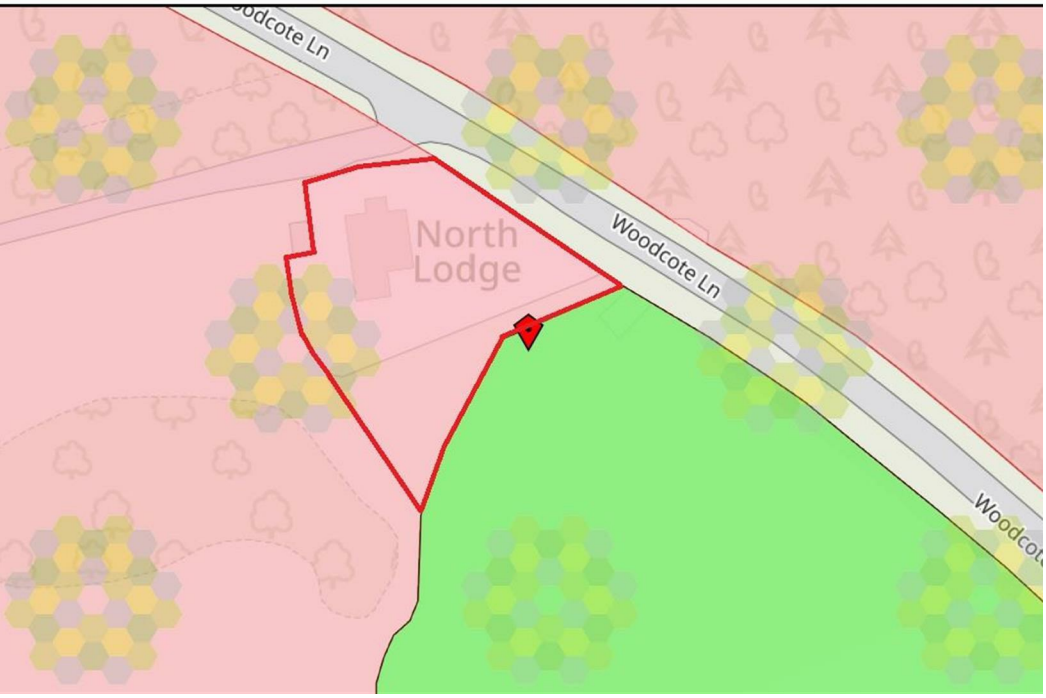

# Handsome, 3 bed gatehouse, in need of substantial improvement.

North Lodge Woodcote Lane
Leek Wootton,
CV35 7QA

MARGETTS
ESTABLISHED 1806

**Guide Price £425,000**

North Lodge Woodcote Lane
Leek Wootton,
CV35 7QA

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## Guide Price £425,000

**Handsome, detached, former gate house, requiring substantial improvement, yet offering a rare opportunity to acquire a charming detached residence with potential to improve and develop (subject to planning approval). The property occupies a plot of approximately 0.27 acres. Substantial interest is anticipated. Please call the office to book a viewing. (Please note the property sits within the curtilage of a Grade 2 listed building).**

### GRAND CANOPY PORCH ENTRANCE

Double glazed front door opens into

### RECEPTION VESTIBULE

### LOUNGE
16'0" x 13'10" excl bay window
with dual aspect double glazed windows, radiator and fire setting.

### INNER HALLWAY
with door to the rear and door to under stairs storage cupboard and radiator.

### DINING ROOM
11'10" x 11'11"
with double glazed windows, double door cupboard flanking the right hand side of the chimney breast, and radiator.

### BREAKFAST ROOM
12'2" x 6'6"
with double glazed window, radiator, decommissioned LPG central heating boiler (not tested), and purchasers should do their own investigation about it's condition and working ability.

### KITCHEN
6'11" x 9'9"
with roll edge work surfacing incorporating a single drainer sink with mixer tap, base units and further run of corner units to the other side with eye-level wall cupboards above. Dual aspect double glazed windows.

### STUDY/POTENTIAL BEDROOM THREE
11'10" max x 8'10" max
with radiator and two dual aspect double glazed windows.

Staircase from the reception vestibule proceeds to the first floor landing with roof light.

### BEDROOM ONE
16'0" under eaves x 14'2"
with two dual aspect, double glazed windows, under eaves walk-in storage cupboard and radiator.

### BEDROOM TWO
12'2" max x 8'11" under eaves
with radiator and two dual aspect, double glazed windows.

## BATHROOM

with white bath, low-level WC, wash hand basin, radiator and dual aspect windows.

## OUTSIDE - OUTBUILDINGS

Adjoining the property are two brick built garden stores.

## BOUNDARIES

The new boundaries are being set by the sellers and we believe the plot will extend to approximately 0.27 acres or thereabouts (to be confirmed).

## GENERAL INFORMATION

The property is freehold.
The property forms part of the curtilage of a Grade 2 Listed property and we therefore believe the listing restrictions will extend to North Lodge. The property is also in a conservation area.
All main services are connected, except gas.
Please note on the right hand side of the plot there is a small tarmacadam driveway which will not be included in the ownership of the property as this is designated as a turning area.
The instructions are given to us by the kind instructions of the Police Commissioner for Warwickshire.

## PLANNING APPLICATION

PLEASE NOTE - Planning application on nearby site - PLEASE SEE WARWICK DISTRICT COUNCIL PLANNING APPLICATION REFERENCE:- W24/1006

## AGENTS NOTE RE DRIVEWAY

There will be a requirement to contribute fair proportion to the access drive to the property.

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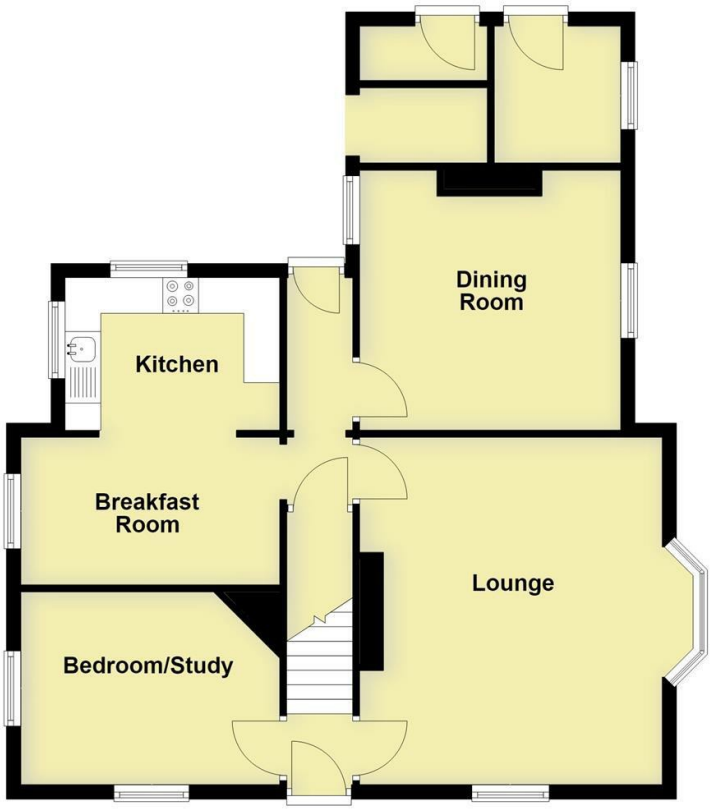
## Ground Floor

Approx. 74.0 sq. metres (796.8 sq. feet)

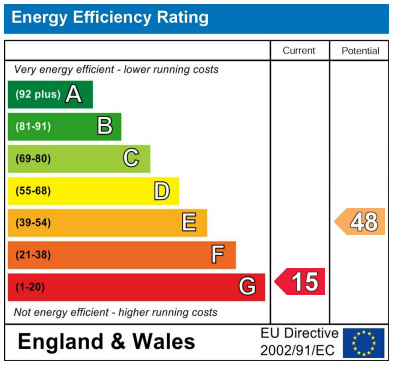



Total area: approx. 117.6 sq. metres (1266.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

## First Floor

Approx. 43.6 sq. metres (469.3 sq. feet)





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