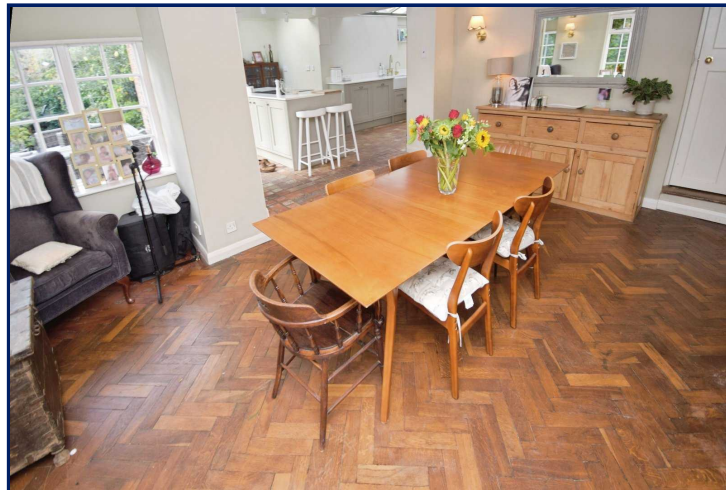




Hall Yard Cottage, Dog Lane,
Fenny Compton, Warwickshire,
CV47

Asking Price: £775,000
Freehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

Hall Yard Cottage, Dog Lane, Fenny Compton, Warwickshire, CV47

Asking Price: £775,000 Freehold

Council Tax Band: E

EPC Rating: E

Reeds Rains Coventry are delighted to present this beautifully refurbished and modernised character cottage, set within the sought-after village of Fenny Compton and enjoying stunning views across the surrounding Warwickshire countryside.

With parts of the house dating back to the 1820s, this charming home effortlessly combines the character and warmth of a traditional cottage with the comfort and style of modern living. The property has been thoughtfully refurbished throughout, retaining a wealth of original features including exposed beams and original floorboards, while creating a contemporary and highly versatile home.

At the heart of the property is a stunning open-plan kitchen, dining and living space, designed for modern family life and entertaining. The recently refurbished kitchen and breakfast area, with ample light from the bi-fold doors flows naturally into the dining space, creating a sociable hub, while the separate living room provides a more intimate setting, complete with a characterful log burner.

The accommodation also includes a generous utility room and a stylish ground-floor shower room. To the first floor are four bedrooms, including a principal bedroom with a beautifully refurbished en suite bathroom featuring a freestanding bath, together with a further family bathroom. In total, the property benefits from three fully refurbished bathrooms, combining contemporary finishes with the character of the original home. The second floor provides two additional attic rooms, offering excellent space for home offices, hobbies, guest accommodation or additional storage.

Outside, the property enjoys a beautifully landscaped cottage-style garden, including patio for entertaining, thoughtfully designed to complement the character of the house and provide an attractive space for relaxation. A double garage and ample off-road parking and electric car charging further enhance the property's practicality. The property also benefits from a private supply of spring water provided by the local Fenny Compton Water Company.

Fenny Compton is a picturesque and well-regarded village surrounded by the rolling Warwickshire countryside and close to the beautiful Burton Dassett Hills. The village offers a range of amenities including a yoga studio, hairdressers, village store, primary school and public house, with further facilities available in the nearby market town of Banbury. Banbury provides a mainline railway station with services to London and the North, together with excellent road connections via the M40. Combining original 19th-century character, a comprehensive refurbishment and beautifully considered contemporary living spaces, this exceptional cottage offers a rare opportunity to enjoy the charm of a historic Warwickshire home without compromising on modern comfort and style. An early viewing is highly recommended.

Council Tax Band E EPC Rating E

Entrance Hall

Generous sized entrance hall, stairs to first floor half gallery landing, under stairs storage, doors leading to Dining Room

17'1" x 11'7" (5.2m x 3.53m)

Windows to three sides, door to garden, archway leading to

Kitchen Breakfast Room

20'10" x 13'10" (6.35m x 4.22m)

A range of base and wall units, drawers, working surfaces, sink, integrated double oven, microwave, fridge, freezer, large island with induction hob and further storage, windows to the side, bifold doors Over looking rear garden, veluxe window, partial glass roof for natural light, door leading to

Sitting Room

20'3" x 11'1" (6.17m x 3.38m)

Fireplace with log burner, windows to front, door to spiral staircase to the first floor.

Landing

Half gallery landing with windows to rear, doors leading to

Bedroom

17'6" x 12' (5.33m x 3.66m)

Fitted wardrobes, window to front and side, door leading to

Ensuite

9'6" x 8'7" (2.9m x 2.62m)

Double ended bath, shower cubicle, w.c., wash basin, window.

Bedroom

11'1" x 11' (3.38m x 3.35m)

Window to front, spiral staircase to second floor attic rooms.

Bedroom

9'6" x 8'5" (2.9m x 2.57m)

Window to front.

Bedroom/Dressing Room

7'10" x 8' (2.4m x 2.44m)

Window to rear.

Bathroom

9'9" x 8' (2.97m x 2.44m)

Bath, w.c., wash basin, window.

Attic Room

11'2" x 11' (3.4m x 3.35m)

Skylight window, door leading to

Attic Room

11'2" x 9'6" (3.4m x 2.9m)

Skylight window, windows to side.

Garden

Split level cottage garden laid to lawn, patio area, established boarders, greenhouse, shed, access to garage and front.

Double Garage

Double garage with additional parking.

Front Aspect

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All Measurements

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

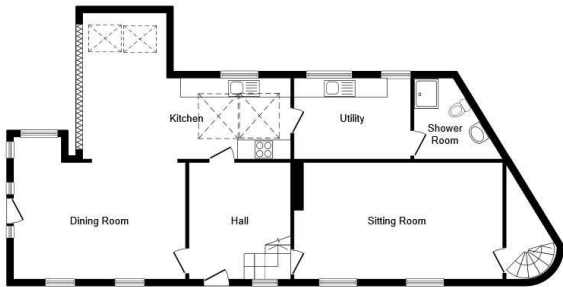
Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

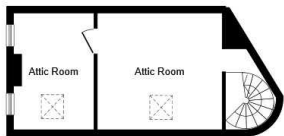
Dog Lane, Fenny Compton



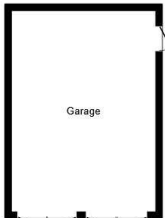
Ground Floor



First Floor



Second Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)



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Other important information which you will need to know about this property can be found at [reedsrains.co.uk](#)