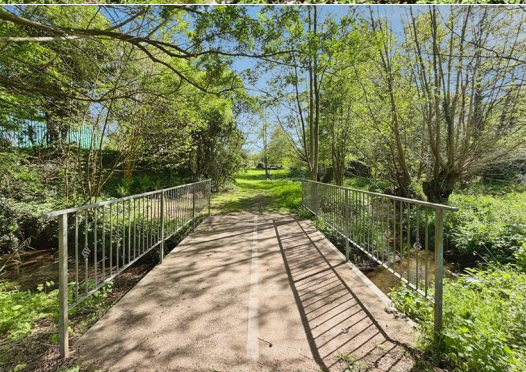


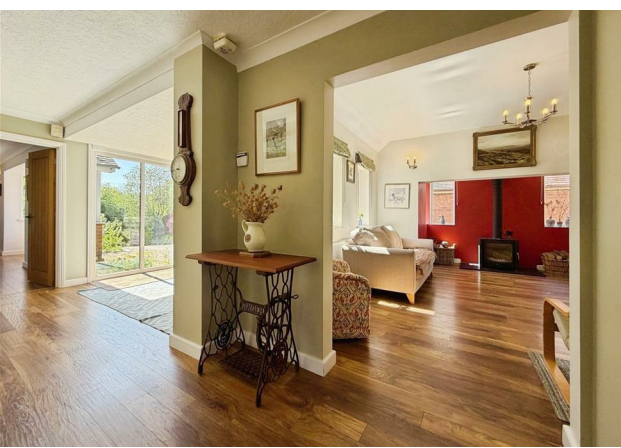


THE STABLES, SHEEP DIP LANE, PRINCETHORPE

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SALES & LETTINGS



RED LINES ARE GUIDANCE ONLY - ACTUAL PLOT WILL VARY



The Stables is a unique, extended bungalow set within approximately 8.2 acres of attractive grounds on the outskirts of the highly sought-after Warwickshire village of Princethorpe. The main residence offers three bedrooms, two bathrooms, a spacious living room, a large dining kitchen with feature window, utility room, and conservatory. In addition, the property includes two self-contained barn-style apartments providing rental income: a generous one-bedroom and a larger two-bedroom unit. There is also a 4KW solar panel system- providing a grade B EPC. Externally, there is gated driveway parking with a turning circle, a large courtyard, and separate fisherman's parking with its own gated access from The Fosse. The land comprises a private fishing lake, orchard, flower and vegetable gardens, plus a brook and wild flower meadow. It also features a useful steel barn with power and water supplies. This property is ideal for those seeking a rural lifestyle, equestrian or animal use, or a peaceful and distinctive home. Princethorpe is well positioned between Leamington Spa, Rugby, and Coventry, all offering direct rail services to London. The village benefits from a popular primary school and the well-regarded Princethorpe College.

It's in the details...

Entrance

A uPVC double glazed entrance door with full-height windows opens into a welcoming hallway featuring timber-effect laminate flooring, wall lighting, coving, and a radiator. There is a wide opening to the living room and oak doors leading to the kitchen diner and inner hallway.

Living Room

Continuing the wood-effect flooring, the living room features a modern wood-burning stove set on a slate hearth. There are multiple uPVC double glazed windows, wall lighting, two radiators, and a bespoke corner oak cabinet with stained glass. The extension includes two electric Velux windows and uPVC French doors with side windows opening to the courtyard.

Kitchen Diner

This airy open-plan space features a bespoke country cream shaker-style kitchen with antique-style handles and square-edge worktops. A central island provides a breakfast bar for two and incorporates a Neff induction hob. Additional features include pull-out storage, deep pan drawers, a ceramic one-and-a-half bowl sink, integrated dishwasher, double Neff oven, and Bosch microwave.

Utility

Fitted with storage units, worktops, and a ceramic sink with mixer tap. There is space and plumbing for a washing machine and space for a dryer. Door to the conservatory.

Conservatory

A brick-based conservatory with uPVC double glazed windows and a door opening to the garden.

Inner Hallway

With wood-effect flooring, radiator, and coving. A uPVC double glazed box bay window provides views of the turning circle and scenic wooded backdrop. Access to three bedrooms and the main bathroom.

Bedroom One

A spacious room with wood-effect flooring, fitted wardrobes and drawers, radiator, two uPVC double glazed windows, and French doors with side window to the garden. Oak door to the en-suite.

En-Suite

A well-appointed en-suite featuring a double-width shower with aqua panelling, rainfall shower, and handheld attachment. Includes pedestal basin, WC, heated towel rail, uPVC window, downlights, extractor, wall lighting, and tiled flooring.

Bedroom Two

A double bedroom with wood-effect flooring, radiator, and uPVC double glazed window overlooking the garden. Includes a walk-in wardrobe with window.

Bedroom Three

A double bedroom with carpet, radiator, and uPVC double glazed window with garden views.

Bathroom

Fitted with a white suite including a double-ended bath with central mixer tap and rainfall shower over. Also includes pedestal basin, WC, chrome towel radiator, wall and ceiling lighting, extractor, and tiled flooring and splashbacks.

Drive & Frontage

A large block-paved driveway sits behind oak timber gates and includes a turning circle. The frontage features low-level walling, established planting, and a tree-lined backdrop. A pathway leads to the formal garden, with additional electric gated access to further parking, grounds, and the apartments.

Formal Garden

A generous sheltered garden with orchard and cultivated flower beds, enclosed by hedgerow. Includes patio and seating areas, a timber summer house, and shed. A gated driveway leads through an allotment garden with fruit trees, a polytunnel and a pond, continuing to paddock land with a large lake, mature trees, and the steel barn.

Apartment 1

A barn-style apartment comprising hallway with storage cupboard and electric meters, leading to a lounge diner, bedroom, and shower room. The open-plan living area includes tiled flooring, electric heating, three uPVC windows, and a fitted kitchen with breakfast bar. The double bedroom includes fitted wardrobe and window. The shower room includes a large shower, basin, and WC. Ideal for Airbnb or rental use. Own council tax EPC BAND- E.

Apartment 2

Accessed via a ramp, this apartment opens into an open-plan lounge diner with fitted kitchen, four uPVC windows, downlights, and electric heating. An inner hallway leads to a storage cupboard, two double bedrooms, and bathroom. The main bedroom benefits from fitted wardrobes and an en-suite. Own council tax. EPC - D

Steel Barn

A versatile steel barn divided into workshop and storage areas, with power, strip lighting, and open storage space. Up and over door allows for vehicle storage. There are the 4KW solar panel units which provide around £800 per year.

Grounds

The grounds include cultivated gardens, orchard, vegetable garden, paddocks, and scenic walks with a meandering brook and



bridges. The land has been carefully curated by the present owners to encourage and support a wealth of wildlife. The stocked fishing lake offers multiple fishing points and a fisherman's hut. There is also a separate gated parking area accessed from The Fosse.

Location

The Stables occupies a raised set-back location on the northern edge of this well-regarded village, enjoying pleasant views on the hidden Sheep Dip Lane.

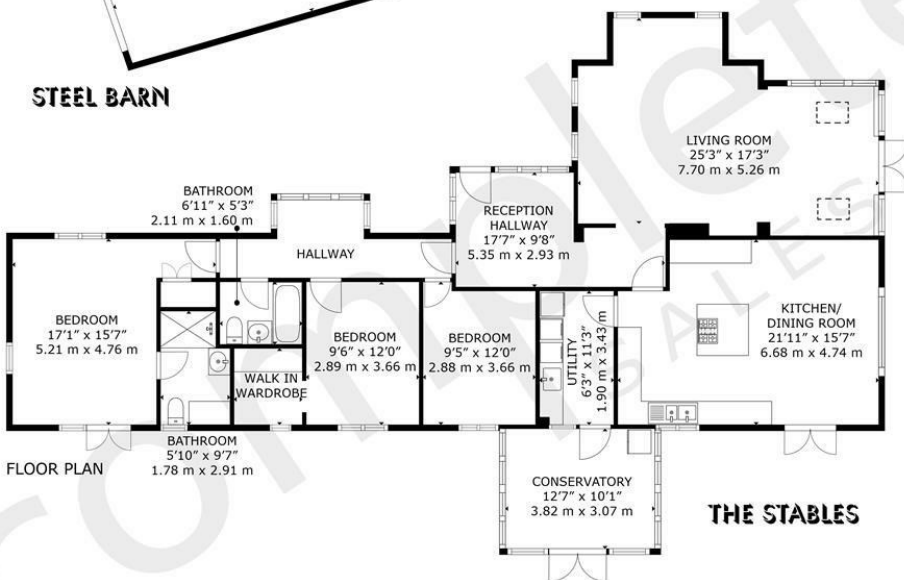
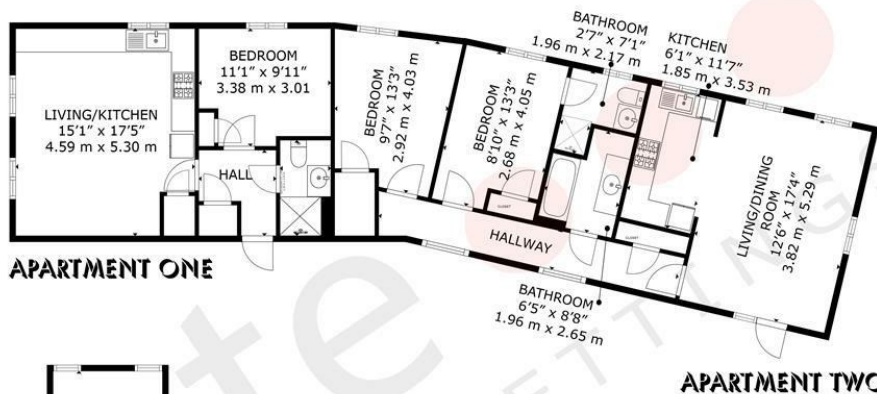
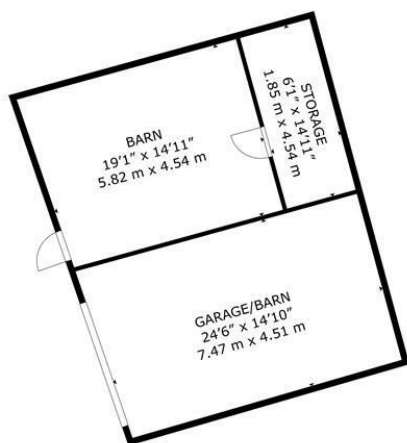
Princethorpe is a small village at the confluence of the old Roman Fosse Way (B4455) and the Coventry to Banbury Road (A423), just to the north of the River Itchen. Other than being a pleasant environment in which to live, from the convenience factor, the location is ideal as, apart from direct road links to the former centres, the settlement is midway between Royal Leamington Spa and Rugby, both about seven miles distant, whilst the motorway network in the region, with the M45/M1, M6, M69 and M40, is easily accessible.

Close to hand is Draycote Water Country Park, the largest expanse of water in the County of Warwickshire, and especially popular for those who enjoy sailing, windsurfing and fly fishing, there also being wetlands, nature trails and bird hides. Ryton Country Park is a great dog friendly, great day out for the family.

Just outside the village and set in lovely grounds is Princethorpe College – a highly popular Roman Catholic co-educational independent day school accommodating pupils aged 11-18, and which welcomes members of all faiths. Also, located along Leamington Road and close to the subject property, is Our Lady's Primary School having around 100 children between the ages of 4-11.

Leamington, Rugby, Coventry and Warwick Parkway train stations offer brilliant direct services to London & Birmingham.





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GROSS INTERNAL AREA
TOTAL: 3,331 sq. ft, 309 m²
EXCLUDED AREA: GARAGE: 352 sq. ft, 32 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

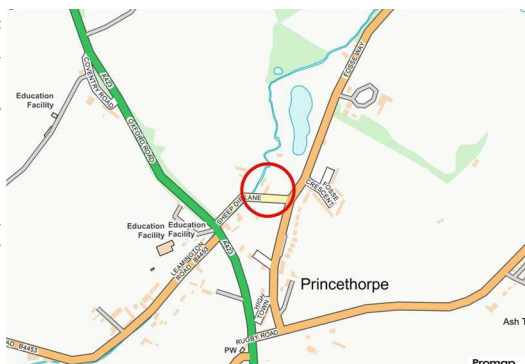


The Leamington Property Expert





- A Detached Bungalow
- 8.17 Acres- Gardens, Paddocks & Fishing Lake
- 4 KW Solar Panels System
- Nature Encouraging- Birds, Bees & Wildlife
- Easy Access To Rugby, Leamington & Coventry
- Three Bedrooms & Two Bathrooms
- One Bed & Two Bed Apartment Rentals
- Circular Gated Drive & Extra Secure Parking
- Popular Princethorpe
- A Wonderful Rural Opportunity



SHEEP DIP LANE, PRINCETHORPE

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating	
Current	Potential
82	86
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-28) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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