



Rawn Hill Cottage
Mancetter | Atherstone | Warwickshire | CV9 2RL

FINE & COUNTRY

RAWN HILL COTTAGE

Rawn Hill Cottage is situated on the outskirts of Mancetter and is a once-in-a-lifetime opportunity purchase of this unique equestrian property. Situated on approximately 11-12 acres with a substantial five bedroom detached family home offering you a unique lifestyle, private driveway leading to ample parking with turn-circle, equestrian facilities with manège, tack room, further separate storage within barn, double detached Garage, awe-inspiring views over the British Countryside spanning five counties, pasture grazing, and an ancient secluded bluebell woodland.



Rawn Hill Cottage showcases the benefits of being off-grid and supporting the eco-system with solar panels and a digitally controlled Log Gasification Boiler with Digitally controlled Heating, maintaining a constant temperature in the whole house, at all times. This once-in-a-lifetime opportunity is being put onto the market with no upward chain.

ACCOMMODATION SUMMARY

Upon reaching Rawn Hill Cottage, you're set off the main road with your own set of gates and private driveway, with a humpback bridge going over The Coventry Canal coming to another set of gates with your own sign saying 'Rawn Hill Cottage'. You enter your own private driveway with views overlooking the pastures, and onto The Coventry Canal which borders your dwelling, and gives you a sense of your own "personal moat". The whole area is a designated Local Wildlife site with a numerous selection of flowers, shrubs, bushes, and trees. As the driveway continues through, you're greeted at Rawn Hill Cottage with a turning circle driveway with ample parking, the Integral Garage has been converted into The Boiler Room. A further brick-built Double Garage has been built which is currently used as a Workshop/Secure Tack Room.

Into the Entrance Hall with a double glazed door to front and tiles to floor; into the Entrance Lobby which has an under the stairs cupboard, coving to ceiling, radiator, wood panelling with dado rail and laminated flooring.

Onto the magnificent Lounge which has dual aspect double glazed windows overlooking the formal gardens and the Sun Room with awe-inspiring views of the British countryside, coving to ceiling, radiator, multi-fuelled burner with wooden hearth and brick surround featuring tiles and wall lights.

A further Sitting Room which boasts a double glazed character-style bay window that overlooks the formal gardens, radiator, coving to ceiling, wall lights, inglenook fireplace with wooden hearth, brick surround, and log burner.

The glorious Dining Room has double glazed window to the side, with double glazed french doors opening onto the Sun Room, under-stairs cupboard, stained-glass wooden door leading up to the first floor landing, coving to ceiling, radiator, and a multi-fuelled burner with wooden hearth and brick surround.

The Sun Room which has double glazed windows flanked on both sides to the rear overlooking the awe-inspiring British countryside, radiator, wood style laminated flooring, two sets of double glazed french doors leading onto the formal gardens and the patio area for your alfresco dining.

The luxury refitted Kitchen/Breakfast/Dining Room with double glazed windows to both rear and side overlooking the awe-inspiring British countryside, eye level wall units with cupboards and drawers underneath with incorporated granite work surfaces and matching upstand, integrated drinks cooler, space for dishwasher and other appliances, radiator, tiles to floor, inset sink and drainer with mixer taps, integrated Bosch microwave, a ROSE Italian-built wood fire cooking range which also "heats the whole house", recessed lights and exposed timber down the centre part of the Kitchen/Breakfast/Dining Room making it a focal point of the home.









Seller Insight

“ Situated on the rural fringes of the market town of Atherstone is Rawn Hill Cottage, an attractive period home that sits on just over eleven acres of land. It is an exceptional property that incorporates pastureland with frontage to the Coventry Canal, a beautiful bluebell wood, and also Rawn Hill, a designated Local Geological Site that was formed almost half a billion years ago.

“I bought the property eight years ago and I can honestly say that they have been the happiest years of my life,” says the owner. “It’s such a special place; there really isn’t anywhere else like it. Designated as a Local Wildlife site, the landscape is as varied as it is beautiful and the range of flora and fauna that can be found here is simply amazing. We have large areas of Gorse and broom, elderberry and hawthorn, a vast swathe of semi-ancient bluebell wood, and then of course there’s Rawn Hill itself, which is a laccolith that would have been formed around 450 million years ago. It’s a wonderful natural habitat, a real haven for wildlife and it’s been the most amazing place to call home.”

“The house itself has origins in the 17th century, but it has evolved over time and it’s now a lovely big family home. However, when we came here it was in a really sorry state and in need of an awful lot of TLC. We’ve invested a lot of time and money into making it the lovely home it is today, and we’ve also installed a lot of technology to make it as eco-friendly as possible. We have a log boiler that runs all fifteen radiators, there are solar panels, a biodigester that produces 98% pure water, and the last piece in the puzzle will be a 1kw wind turbine that I’m currently getting costed. If the new owners decided to go ahead with it, the house will be almost totally off grid.”

“Outside, within the grounds we also have a range of excellent equestrian facilities. There are eight stables, a secure tack room, two large barns and a floodlit riding school. However, I now only have three horses because I really want to protect the land as much as possible and promote biodiversity. It’s a magical place and it deserves to be nurtured and protected, and it’s also a lovely place to be. I relish my morning walks through the woods listening to the sound of the birds and smelling the scent of the bluebells... It’s a real slice of paradise.”

“The house has four good-size bedrooms, but on the top floor is a huge room that could easily be split in two if more were needed. It could also be used as a snooker room as I’ve had the floor reinforced.”

“It’s going to be the biggest wrench of my life to leave this place, but it’s time for us to downsize and for a new family to fill the house and enjoy living here,” says the owner. “There’s so much that I’ll miss: the uniqueness of these amazing surroundings, the wildlife, the history of the place, and my early morning walks with the dogs through the woods. It’s a place quite unlike any other.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

The Boot Room which comes off the Kitchen area, with dual aspect views to both front and rear, with a cottage-style wooden door to front, a selection of cupboards above and drawers under with incorporated work surfaces, ample space for further appliances, and a door leading into the Boiler Room.

The Integral Garage has been turned into the Boiler Room, with double doors to the front and a 4kw Log Gasification Boiler with a 2000l buffer tank and an 800l hot water tank that supplies all eight radiators and all the domestic hot water too.

The Utility Room with double glazed windows to rear overlooking the awe-inspiring views of the British countryside, coving to ceiling, radiator, tiles to floor, cupboards above and under with incorporated work surfaces, part tiling, Butler sink with mixer taps, and plumbing for washing and drying appliances.

The Downstairs Cloakroom with double glazed obscured window to side, suite comprising of low level WC, part tiling, and coving to the ceiling.

The Entertainment Area has a further canopy making it ideal for a BBQ spot with lighting and power available.





Sleeping Quarters

Stairs rising to the first floor landing with a radiator and a double glazed window to front overlooking the formal gardens, equestrian facilities, and woodland.

The Principal Bedroom with radiator, double glazed windows to both front and side overlooking the formal gardens and beautiful British countryside; with a walk-in Family Bathroom which has Jack & Jill doors, suite comprising of iron-claw free standing bath, walk-in shower cubicle with rainfall shower, low-level WC & wash hand basin, splashback tiling, feature fireplace, wall mounted radiator, double glazed window to rear overlooking the British countryside and exposed wooden doors; which then opens into a Dressing Room which houses storage space and railings.

Bedroom Two, which is currently being used as an Office, has triple aspect views with double glazed windows to front, double glazed window to side, and double glazed window to rear overlooking the British countryside, the woodlands, and the formal gardens, exposed wooden beams, and radiators.

Bedroom Three has double glazed window to the side overlooking the British countryside, radiator, loft access, and recessed space for shelving.

Bedroom Four has double glazed window to rear overlooking the British countryside, radiator, suite comprising of wash hand basin with vanity unit and wall light.

Bedroom Five with double glazed window to front overlooking the British countryside and formal gardens, exposed wooden flooring, exposed wooden beams, and radiator.

The Luxury Bathroom with double glazed obscured window to side overlooking the British countryside, suite comprising of panel-enclosed bath with waterfall shower and attachment above, low-level WC and wash hand basin, part tiling, vinyl flooring, radiator, and ample storage too.





“ All of the rooms are lovely so it's really hard to pick a favourite. The master bedroom is a very tranquil space and because we enjoy such a good degree of privacy we never close the curtains so always wake up to the most incredible view.”









OUTSIDE

To the formal gardens, you have a patio area on either side of the Sun Room, making it the ideal area for alfresco eating, sun lounging & BBQs too. The formal gardens have a hedge row border with a selection of shrubs, trees, and flowers with further gate access into the gardens and vegetable plots. Also housing the solar panels with access to the equestrian facilities too.

The Rawn Hill Stables consists of eight brick-built stabling, a barn with a tack room plus a further separate barn storage, a further double detached Garage with up and over door, double glazed window to side, lighting, water and power available throughout. The manège which has outdoor lighting. Further pasture of land for horses and foals.

The Ancient Bluebell Woodland for your own tranquil walks, through an abundance of trees including the numerous ones the current owners have planted adding back in that circle-of-life, shrubberies, and wild flowers, with views of the beautiful British countryside and The Coventry Canal.

“ At home, we enjoy peace and privacy and these gorgeous surroundings. When I'm walking through the wood or strolling along the bank of the canal – which I refer to as my moat – I really do feel miles from anywhere, however, we're just a five-minute drive from town so all the things we need on a day-to-day basis are close at hand.”









LOCATION

Mancetter is a village and civil parish on the south-eastern outskirts of Atherstone situated 1.5 miles away, standing adjacent to Watling Street on the River Anker. Mancetter was known as Manduessedum and is the site of a very important Roman Fort on Watling Street. Mancetter is thought to be the site of Bouddica's last battle with the Romans.

Atherstone boasts its own boutique shops, amenities, range of schooling, public houses, restaurants, ease of access via motorways for commuter routes, and railway station with links to London. It is also on the boundary with Leicestershire, The Coventry Canal, and the Trent Valley Railway.





Services

Electricity, Water, Bio Digester and Telephone.

Local Authority

North Warwickshire Borough Council.

Viewing Arrangements

Strictly via the vendors sole agents; Fine & Country Coventry on 02476-500015 and Graham Howell on 07972-616405

Website

For more information visit www.fineandcountry.com/uk/coventry

Opening Hours

Monday to Friday 9.00-17.30

Saturday 9.00-16.30

Sunday By Appointment Only



Rawn Hill Cottage, Mancetter, Atherstone

Approximate Gross Internal Area

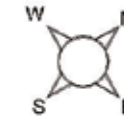
Main House = 3034 Sq Ft/282 Sq M

Garage = 383 Sq Ft/36 Sq M

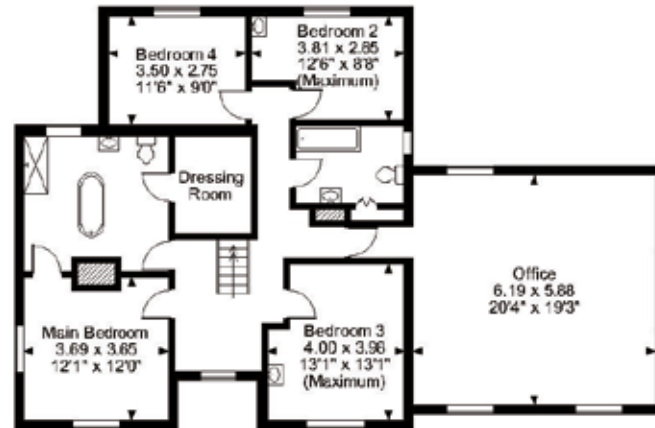
Barn & Workshop = 921 Sq Ft/86 Sq M

Stables = 1005 Sq Ft/93 Sq M

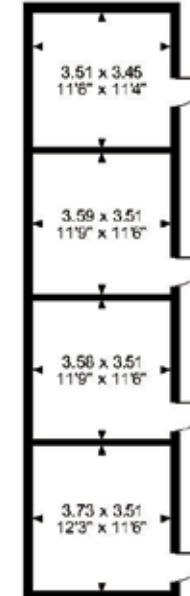
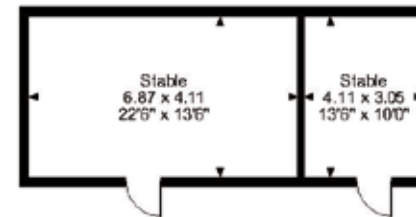
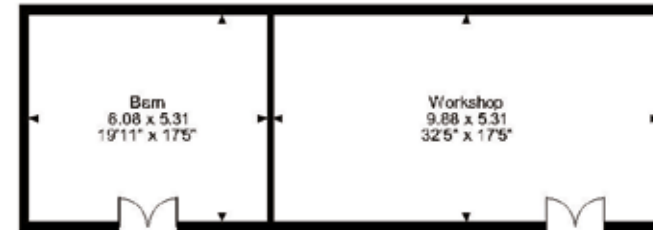
Verandah/Workshop external area = 78 Sq Ft/7 Sq M



Ground Floor



First Floor



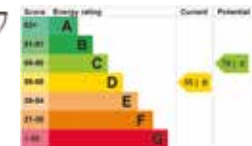
Stable Block



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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GRAHAM HOWELL

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Graham is a well-established figure within the property profession before joining Fine & Country team and is a great role model for the brand. He is a passionate expert with a wealth of success stories for helping people with marketing strategies and secure the best price for their home.

His experience affords him to share his knowledge with clients with the added benefit of also being a property expert and has a wealth of experience in learning & development in the industry. This training has been followed by both new and old agents to raise the bar on standards in the industry. Graham lives on the outskirts of Coventry with his son Stan.

Prior coming to Fine & Country, Graham has won numerous awards throughout his 17 years' experience within the industry.

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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