



## The Old House

Guide Price £750,000

Positioned on the edge of the picturesque and sought-after village of Witherley, The Old House is a striking Grade II Listed Georgian home. Situated on the border of Warwickshire and Leicestershire, this handsome property up until recently ran as a successful Visit England approved, 4 Star, Silver awarded bed and breakfast. The property offers generous internal space and versatile living arrangements, making it ideal for a variety of uses.



**THE CHERWELL AGENT**  
VILLAGE & COUNTRY HOMES



## The Old House

Witherley, CV9

- GII Listed Georgian building
- Selling due to retirement
- Just under 3,500 sq ft
- Popular village location
- Tenure Freehold
- Family run bed and breakfast
- 9 bedrooms (including 4 guest rooms)
- Summerhouse / separate office
- Versatile accommodation with potential
- Council tax band G



Currently arranged in two parts with separate entrances for owners and guests, the property features four beautifully appointed guest bedrooms, each with its own bath or shower room. On the owner's side and entirely private, there are an additional four to five bedrooms, a family bathroom and en-suite from the principle bedroom, providing ample accommodation for personal use. Whether you are looking to continue running the house as a bed and breakfast, start a new business venture (subject to relevant consents), or create a multi-generational home, The Old House offers many possibilities.

Connecting the owner's accommodation to the guests, the heart of the home lies in the large dining kitchen, perfect for both family living and hosting. Complementing this is a generous dining room, a spacious sitting room, two utility rooms, a downstairs shower room and separately a convenient WC. There are two further reception rooms towards the front of the building, one currently used as a snug and one as a further bedroom. Outside, the property boasts a picturesque courtyard garden, ideal for al fresco dining or quiet relaxation. Originally a stables for the building, the converted summerhouse makes the garden a useable space for many months of the year.

Additional features include a large gravelled parking area with an adjacent storage space, ensuring plenty of room for multiple vehicles. Throughout the property, you'll find a wealth of character features that reflect its rich Georgian heritage. With its combination of historic charm, flexible living space, and excellent location, The Old House offers a unique opportunity for those seeking a property providing an opportunity for, perhaps, a change in lifestyle.

Witherley is a picturesque village situated on the border of Warwickshire and Leicestershire, offering a peaceful rural setting while maintaining easy access to nearby towns. The village boasts a strong sense of community, a well-regarded local pub, a beautiful historic church and scenic countryside views, making it a popular choice for those seeking a quiet yet connected lifestyle. Witherley is conveniently located near the historic market town of Atherstone, providing access to shops, schools, and amenities, while excellent transport links offer easy travel to larger cities such as Birmingham and Leicester. Nearby train stations offer swift and regular routes into London. When considering its location from a business perspective, Witherley is an ideal spot for business travellers and tourism. A large proportion of guests were wedding guests from nearby wedding venues, such as Mythe Barn. Corporate offices, such as Aldi head offices, Horiba Mira and Fed Ex are also nearby. From a tourism point of view, those wishing to visit local attractions such as Drayton Manor, Twycross Zoo, Market Bosworth, The Belfry, NEC and the Snowdome are all easily accessible.

Tenure: Freehold  
Local Authority: Hinkley & Bosworth  
Council Tax Band: G  
Utilities: Mains electric, gas, drainage & water.

The Old House Bed & Breakfast has been family run for the past 20 years and is currently on the market due to the owner's retirement. During the past 20 years, the Bed & Breakfast provided a good income for its owners & family, achieved excellent reviews across travel websites, 5 star ratings across Tripadvisor and won industry awards from Visit England. There remains a great deal of demand for the accommodation.



## The Old House, 30 Watling Street, Witherley, CV9 1RD

Approximate Gross Internal Area

Main House = 291 Sq M/3133 Sq Ft

Summer House/Store = 27 Sq M/291 Sq Ft

Total = 318 Sq M/3424 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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