





Property Description

A unique historic detached farmhouse dating back to 1590 in the highly sought after village of Balsall Common and considered to be part of its heritage, conveniently located for access to Berkswell mainline station to London and Birmingham, Birmingham International Airport, NEC, Kenilworth and Solihull. Benefiting from an impressive frontage, driveway for multiple vehicles, generous plot with mature front gardens, and detached spacious barn/double garage with workshop, the interior of the property features reclaimed local red sandstone from the Church of St Thomas in the Butts, Coventry, with original oak beams throughout and period oak doors. The farmhouse comprises a reception/dining room, lounge, study/office/4th bedroom, kitchen with breakfast area, utility room, three double bedrooms, family bathroom with separate WC, outside storage and WC, detached barn/garage with workshop. This delightful home has been cherished over the last 40 years presenting the new owners with the potential to either enjoy the farmhouse as it is or to renovate and extend the property due to its situation on a large plot subject to obtaining the necessary planning applications.

Approach / Front Of Property

This impressive property is accessed by a service road, set back from the road, and lies behind a generous drive with parking for multiple vehicles. It has a large fore garden with well-stocked mature borders and hidden 16th century well. Access to barn/garage and workshop, porch with log store and door to study/office, and gated access to rear garden.

Reception / Dining Room

22' 6" x 14' 9" max (6.86m x 4.50m max)

With exposed brick fireplace, original oak beams and sandstone walls, giving access to the lounge, study, kitchen/breakfast area and stairs rising to first floor above cloakroom, this double aspect space has uPVC window to front elevation and two radiators.

Lounge

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

A delightful lounge with oak beams, sandstone walls and feature brick fireplace, uPVC windows to front and side elevations and two radiators.

Bedroom / Study

11' 9" x 8' 1" (3.58m x 2.46m)

Light and airy study, fourth bedroom or playroom with uPVC side elevation window and radiator, having separate oak door into porch with log store and front garden. The room also features an original bread oven alcove.



Kitchen And Breakfast Area

12' 10" x 8' 3" (3.91m x 2.51m)

Oak beamed kitchen and breakfast area fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with taps, breakfast area with reclaimed sandstone walling, uPVC windows to rear elevation and radiator.

Utility

8' x 7' 10" (2.44m x 2.39m)

Oak beamed utility with uPVC windows to rear elevation and radiator, washbasin, plumbing and drainage for washing machine/dishwasher, side access to exterior WC, storage/ boiler room and rear garden.

Bedroom One

17' 4" x 12' 6" (5.28m x 3.81m)

Large double bedroom having a vaulted ceiling with oak beams, feature chimney breast and double aspect with uPVC windows to front and side elevation with two radiators.

Bedroom Two

15' 5" x 11' 11" (4.70m x 3.63m)

Large double bedroom having a vaulted ceiling with oak beams, high level galleried loft space for storage, feature chimney breast and uPVC windows to front elevation with two radiators.

Bedroom Three

11' 3" x 9' 11" (3.43m x 3.02m)

Large double bedroom with uPVC window to rear elevation, radiator and walk-in wardrobe.

Family Bathroom

Walk-in shower and hand-basin, radiator and separate WC with uPVC windows to rear elevation.

Rear Of Property

Flagstone patio with original Victorian water pump giving access to exterior WC, storage/boiler room, mature gardens, lawn with borders, rockery, flowering shrubs and apple tree, large storage building and double gates to further side area of land with fieldgate to road.









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EPC Rating: D

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Tenure: Freehold



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