



West House
Corley Manor | Church Lane | Corley | Coventry | Warwickshire | CV7 8AZ

WEST HOUSE



Tucked away in a quiet location in the pretty village of Corley is West House, an elegant Georgian home that boasts just under an acre of enchanting gardens and grounds.



A unique country home, originally part of the neighbouring Manor House, constructed in 1823 and offering just under an acre of wonderful gardens in a south facing, private setting.

West House is a beautifully presented Georgian home set in a wonderful south facing environment, tucked away down a private driveway and nestled behind private gates in the delightful North Warwickshire village of Corley.

KEY FEATURES

Formerly part of Corley Manor and constructed in 1823, the property has the benefit of 4 double bedrooms, one of which is conveniently located on the ground floor with its own en suite. The further 3 bedrooms are served by a family bathroom and another en suite shower room. The ground floor is extensive and offers all the charm of a period building with its high ceilings and spacious rooms. The dining room is the perfect place to entertain, with attractive the views of the gardens, neighbouring this is the cosy sitting room with its delightful fireplace, whilst the kitchen breakfast room, with its bespoke fittings and island unit is a real focal point of the house, especially as it leads in to the gorgeous conservatory which offers the perfect access to the south facing terrace.





SELLER INSIGHT

“The building dates back to the 1800s and it was originally constructed to house the servants who would have worked at the neighbouring manor,” says Deborah. “However, in the 1960s it was renovated and converted into one beautiful home and my husband and I were lucky enough to buy it twenty-five years ago, and for us it really has been the most wonderful family home.”

“We’d always wanted to live in Corley. It’s a lovely little village, very peaceful and surrounded by glorious countryside, and yet we’re only a matter of minutes from the city centre so it’s a place where we’ve been able to enjoy the best of both worlds. In terms of the property itself, it was the position of the house in this lovely big plot that initially attracted us. I remember the very first time we came to view it and we drove up the private driveway, which runs parallel to the church, and as we pulled in, the view of this gorgeous building framed by stunning gardens suddenly opened up before us. We were really quite taken aback not only by the sheer beauty of the place but also the huge amount of outside space, almost an acre in total, and the gardens have been elegantly landscaped to incorporate lots of lovely places to sit out and relax in. It’s all so pretty and exceptionally private that we’ve always said it’s like living in our own private estate.”

“When we walked into the house it was empty and was devoid of period character. However, over time we’d like to think we’ve reinjected that character and charm by decorating each room in a way that’s much more in keeping with the style and sense of history of this lovely old building. We also added a high-quality bespoke fitted kitchen, we had the bathrooms refurbished and we had a conservatory built just off the kitchen. We’ve really looked after the house and kept everything well maintained but the new owners might want to come and put their own stamp on the house, which could be an exciting project. We love it just the way it is. It’s spacious, comfortable, ideal for busy family life and it’s also been a wonderful place to entertain family and friends.”

“All of the rooms are lovely, but the drawing room is definitely one of my favourites. It’s very large, but we’ve decorated it using warm colours so it has a very cosy feel.”

“What we love most about the location of the house is that at home we enjoy utter peace and privacy, and our immediate surroundings are very rural so we enjoy all the benefits of countryside living. However, it takes just fifteen minutes to drive into Coventry so we have everything we could possibly want or need within striking distance. As I said before, we’ve been able to enjoy the best of both worlds.”

Memorable event (if not another favourite room or unique feature): fabulous house to entertain in and it has provided a really elegant backdrop to a great many special occasions. One of the most memorable was our son’s wedding. He was married at the village church, then he walked his bride back to the house where all the guests were waiting. We had tea and cakes in the garden and they had all of their photos taken in the garden. It was a very special day!”

“We’ve been at West House for twenty-five years now, brought up our children here and shared many wonderful times with family and friends so it’s going to be such a wrench to leave,” says Deborah. “It’s mainly just the two of us here now so we simply don’t need all of this space, and we feel that it’s time for a new family to fill the house and enjoy living here just as much as we have.”*

*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.



















Outside

West House is a real hidden gem that just oozes privacy and seclusion, located down a private gated drive, it sits in 0.8 acres of stunning gardens, where the sun can be followed from east to west on each day, shaded by mature trees and hedge rows on the key boundaries. There is ample parking just inside the gates and an excellent double garage, with access from the drive as it sweeps past the front elevation. The gardens are laid mainly to lawn, offering the perfect area to children to enjoy outside activities and sports. Parents and Grandparents can appreciate the elevations of West House from many sunny seating areas with a suitably cold drink in this delightful environment











LOCATION

Corley is a North Warwickshire village, part of Corley Moor and Corley Ash and is 5.3 miles North East of Coventry City centre and perfectly located for access to the national motorway network with the M6 closeby whilst Birmingham International Airport is 16 minutes drive away. The village itself has a thriving village hall, school and renowned cricket club.



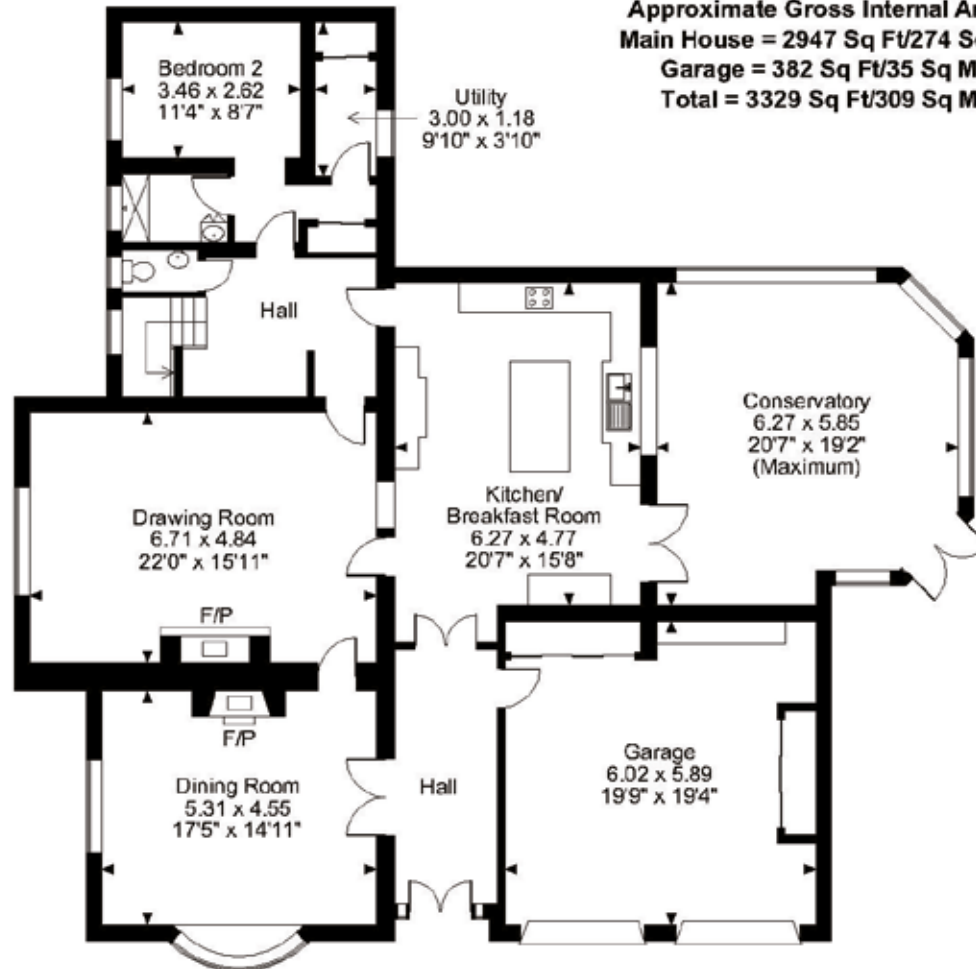
West House, Corley Manor, Church Lane, Corley, Coventry

Approximate Gross Internal Area

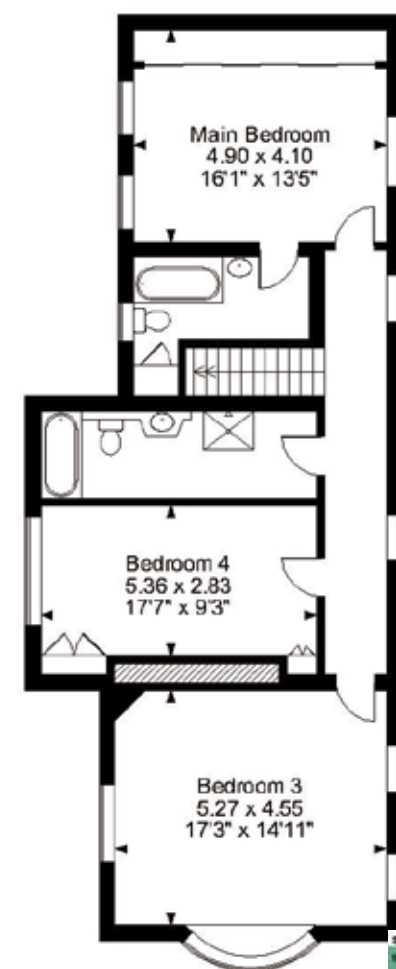
Main House = 2947 Sq Ft/274 Sq M

Garage = 382 Sq Ft/35 Sq M

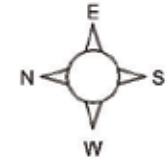
Total = 3329 Sq Ft/309 Sq M



Ground Floor



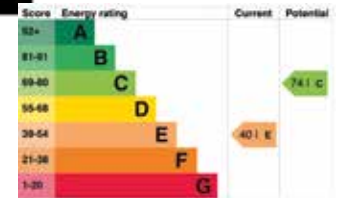
First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8474031/LPV





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 over 300 locations, spanning Europe, Australia, Africa and Asia, we combine 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.

We value the little things that make a home



SAM FUNNELL

BRANCH PARTNER

Fine & Country Rugby
01788 820062 | 07714 515484
email: sam.funnell@fineandcountry.com

Sam heads up the team in Rugby and has worked in a Managerial capacity in the local area with other agents for over 20 years. Sam combines his wealth of local knowledge, with an enthusiasm for marketing, service and results. He is more than happy to provide a bespoke, tailored plan to aid any seller's move using Fine & Country's incredible marketing tools. The office constantly receives repeat business and excellent reviews, a true testament to the quality of service that Sam and the team consistently deliver.



CLAIRE HERITAGE

PARTNER AND PROPERTY MARKETING EXPERT

Fine & Country Rugby
01788 820070 | 07894 561313
email: claire.heritage@fineandcountry.com

Claire has worked in the property industry for over 18 years, during which time she has mastered the ever changing marketing techniques that have evolved numerous times during her working life. In particular, Claire is a marketing manager and social media expert which puts her in the perfect position to elevate the status of your home and create a successful and bespoke marketing strategy tailored to your needs. She has received many awards and testimonies from her contemporaries and clients alike. Claire is consistently dedicated to her role and is the consummate professional, always going out of her way to help others at any given time. With her warm personality and outstanding customer service, Claire's sole aim is to ensure that our clients' journey is as smooth and as stress free as possible. Claire works closely with her partner Sam (Fine & Country Branch Partner) and lives in Rugby with her two children.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Rugby
5 Regent Street, Rugby, Warwickshire CV21 2PE
01788 820062 | 07714 515 484 | sam.funnell@fineandcountry.com
01788 820070 | 07894 561 313 | claire.heritage@fineandcountry.com

