



**5 Bed
House - Detached
located in Longbridge**

**Longbridge
Warwick
CV34 6RB**


MARGETTS
ESTABLISHED 1806

Guide Price £945,000

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A rare opportunity to acquire a substantial farmhouse with land, outbuildings, stabling and gardens. The property enjoys flexible and substantial accommodation arranged over three levels together with seven stables, tack-room, workshop, store and garage. There is approximately 3.99 acres of land approached via a private drive.

PROCEEDABLE VIEWERS ONLY - A rare opportunity to acquire a substantial farmhouse with land, outbuildings, stabling and gardens. The property enjoys flexible and substantial accommodation arranged over three levels together with seven stables, tack-room, workshop, store and garage. There is approximately 3.99 acres of land approached via a private drive.

Front door opens into

RECEPTION HALL
with radiator.

LIVING ROOM

16'5" x 16'8" max reducing to 12'8"
with fire setting having log burner and hearth, exposed timbers, double window to the front, radiator and doorway through to the

LARGE STUDY

16'3" max x 13'1" max
With dual aspect windows with secondary glazing and double panel radiator.

IMPRESSIVE DINING ROOM

15'11" x 11'7"
with exposed timbers and double panel radiator, double glazed window to the front and doorway through to the

BREAKFAST KITCHEN

16'6" max x 12'8"
with work surfacing incorporating sink and storage units under with space and plumbing for dishwasher, further work surfacing with Hotpoint electric hob and Neff electric oven under, larder cupboard flanking the chimney breast, double glazed window and timber door through to the

FAMILY ROOM

16'7" x 13'10" reducing to 8'10"
with two double glazed windows, radiators, electric night storage heater, wiring for wall lights, inglenook fire setting currently used for storage.

CLOAKROOM

with low-level WC, wash hand basin, tiled floor, radiator and double glazed window.

REAR LOBBY

8'10" x 5'2"
with two double glazed windows and door to the courtyard and cloaks cupboard.

UTILITY ROOM

13'8" x 8'6"
with window, double drainer sink unit with mixer tap and units. Underneath is plumbing for washing machine, floor mounted Myson oil fired, central heating boiler and storage cupboards.

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Door opens to staircase proceeding to the First Floor.

BEDROOM TWO (REAR)

14'5" x 12'6"
with window, double panel radiator, closed period fire setting, and a range of fitted wardrobes.

BEDROOM ONE (FRONT)

16'1" x 12'2"
with exposed timber ceiling, wash hand basin and window to the front.

LANDING SPACE

with radiator, double glazed window, together with wall lights and exposed timbers and linen cupboard.

BATHROOM AND DRESSING ROOM

DRESSING ROOM

13'9" x 8'0" under eaves
with double glazed window, double panel radiator, wash handbasin, and shelved airing cupboard with hot water cylinder.



...
Arch through to the

BATHROOM

13'11" x 8'0" under eaves
with bath, separate shower cubicle, wash hand basin and low level WC.

BEDROOM FOUR

14'2" x 11'6"
with exposed ceiling timbers and stone part exposed stone wall, wash hand basin, secondary glazed window to the front and doorway leading through to

BEDROOM THREE

16'3" max x 13'4" max
with secondary glazed window to the front and further double glazed window with secondary glazing to the side, double panel radiator and door to wardrobe.



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From the First Floor Landing a door opens to the staircase leading to the Second Floor.



MIDDLE ROOM

20'9" x 13'3" floor space reducing at 19'8"ft shou with two double panel radiators, roof lights, further double glazed window and exposed timbers.

BEDROOM FIVE

13'3" x 16'2" floor space reducing to 8'4" at 19'8 with double glazed window, roof light and double panel radiator.

SHOWER ROOM

11'6" x 15'5" reducing at 19'8"ft shoulder height with double glazed window, shower cubicle, toilet, double radiator and wash hand basin.

OUTSIDE

There is a shaped lawn at the front of the property with pergola providing attractive sitting area.

REAR COURTYARD

provides parking and gives access to the stables, tackroom and barn.



Tackroom measures 3.7 x 1.59

Stable measures 3.7 m x 3.5 m

Stable measures 3.6 x 3.4 m

Stable measures 3.6 m x 4.5 m

Stable measures 3.65 m x 4.16 m

Barn measures 11.95 m x 5.82 m

Stable measures 3.47 m x 3.42 m

Stable measures 4.75 m x 3.44 m.

Stable measures 3.45 m x 2.92 m

Workshop measures 4.04 m max x 3.0 m max.

Store measures 2.4 m x 2.6 m

SINGLE GARAGE

16'6" x 10'10"

with up and over door.

* LAND

We believe the total site including the driveway extends to approximately 3.99 Acres or thereabouts. Buyers are advised to make their own enquires to independently verify this.

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AGENTS NOTE

*Right of Way is granted to 2 landowners with use to the first section of driveway, and access is granted to 2 further residential properties located to the rear of the barn.

AGENTS NOTES

Central Heating Type - Solid Fuel.

Council Tax Band - G

Local Authority - Warwick District Council.

Viewings are strictly by prior appointment through the agents.

PLEASE NOTE

the total area on the floor plan does not include the outbuildings.

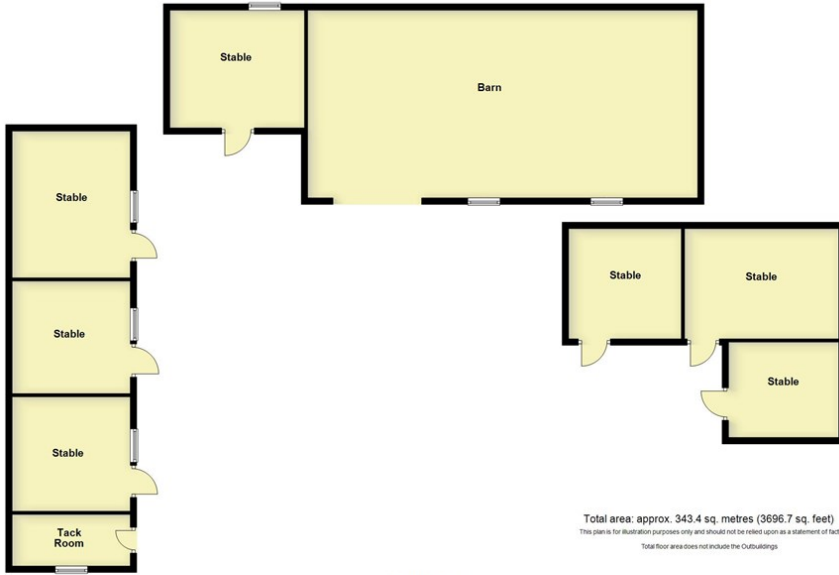




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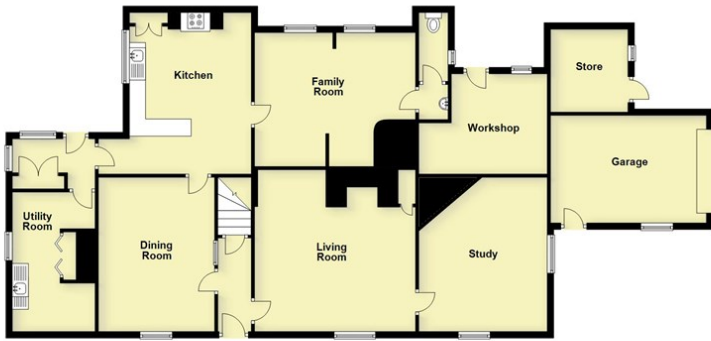


Outbuildings



Total area: approx. 343.4 sq. metres (3696.7 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact.
 Total floor area does not include the Outbuildings.

Ground Floor
Approx. 163.9 sq. metres (1754.0 sq. feet)



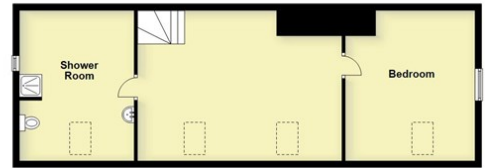
First Floor

Approx. 113.4 sq. metres (1220.2 sq. feet)



Second Floor

Approx. 66.2 sq. metres (712.4 sq. feet)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F	22	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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