

BURROW
HILL
FARM

Burrow Hill Lane
Corley
Warwickshire





A stunning farmhouse, immaculately finished.



Corley 0.5 miles, M6 (J3) 4.5 miles, Coventry 5.6 miles (Intercity trains to London Euston from 60 mins and to Birmingham), Birmingham International and NEC 11.9 miles, Solihull 14.1 miles, Warwick and Leamington Spa 15.9 miles, Birmingham 22.7 miles (all distances and times are approximate)



Burrow Hill Farm

This 'move in ready' farmhouse with exposed oak beams and high ceilings is stunningly finished. Every room shows a real attention to detail and there are some truly lovely features.

Burrow Hill Farm is an imposing country residence of great character with a tasteful mix of traditional and contemporary. This wonderful home uniquely offers a principal and a guest wing, making it attractive and flexible to many family types in the use of the accommodation.

The beautiful, peaceful location, with wonderful views over the Warwickshire countryside, is probably best enjoyed from the deck overlooking the well-stocked koi lake.

Approached via its private drive directly from Burrow Hill Lane, electrically operated gates lead to an ample gravel parking area suitable for many vehicles.

The current owners use the lovely apex roof conservatory as a reception area and entering the house in to such a bright and open space gives a real "wow" impact and instantly allows the incredible views to be enjoyed.

The space flows effortlessly to the inner hall with rustic quarry tiled floor and doors radiating to all of the principal reception rooms, stairs rise to the first-floor landing area. There is a useful and well fitted guest cloak room, a good-sized utility room and stairs to the large wine cellar.





The stunning breakfast/kitchen is fitted to a high specification, with a fabulous range of pale contemporary yet farmhouse style units. Pale granite work surfaces compliment the space and a superb, double Irish sink and cream Aga adds to the character.

The oiled brick floor and Oak beams add interest and contrast.

The room feels bright and airy, with the high ceilings and a dual aspect, French doors provide plenty of light and views to the wonderful gardens.

The large central island has been fitted with an induction hob and pop up extractor hood with a USB hub. The breakfast bar is perfect for anyone wanting to accompany the budding chef in their culinary exploits.

The kitchen has the benefit of a good range of integrated appliances including two self-cleaning ovens.

There is a useful farmhouse style pantry and a boot room.



Two steps down, the space flows onward to the large family room, with dining and sitting areas.

Two sets of French doors overlook the pond and decked viewing platform providing views of the Koi lake and countryside beyond, perfect for throwing the doors open during the summertime months and inviting the gardens indoors.

There is a second staircase rising directly to the guest wing of Burrow Hill Farm.

The winter lounge is aptly named with the focal point being a fabulous open fireplace with an in-set Charnwood multi fuel stove.

Built in display cabinets either side of the chimney breast provide useful storage and a lovely traditional feel to this cosy room. French doors provide ample light and wonderful views of the gardens.

A perfect space for relaxing in front of the TV in the chillier winter months.

To the other end of the room, the formal dining area has a pretty bay window and is perfect for dinner parties with the winter lounge providing space to relax after a large meal.



There is a wonderful flow to the space.





Every room is beautifully finished.





The staircase from the inner hall rises to the principal bedroom suite.

The large bedroom is elegantly appointed with a fabulous high ceiling and beam detail. There is a delightful stained-glass porthole window in the gable end and a wonderful Juliet balcony allowing the French doors to be thrown open to enjoy the morning air and views of the stream and lawns.

The large bathroom is opulently finished with a marble topped double vanity unit, double bath and a double, separate Matki shower cubicle.

Bedroom two has been converted to a large walk-in dressing room with eighteen wardrobes providing ample storage.



The second staircase from the family room rises to the family/guest wing where the further four bedrooms and family bathroom are located, all rooms having stunning beam work detailing.

Bedroom three is delightful with views over open fields and paddocks.

The en suite bathroom and dressing area have sky light windows providing plenty of light and a fabulous corner bath provides a superb relaxation spot for evening star gazing.

Bedroom four has built in shelving and wardrobe space with views over the stable yard.

The family bathroom has the benefit of double wash hand basins, both individually mounted in their own pedestals, very eye-catching. There is a bath with shower over and a useful airing cupboard.

A further staircase rises to bedrooms five and six which, are located in the roof space and the high apex provides a real feeling of space.

The current owners use these rooms as home office/hobby rooms, but they are incredibly flexible in their use.

Bedroom five being the larger of the two rooms provides ample space for a study/home office and sitting room area.

Equally this would make a superb guest bedroom or artist's studio.





Superb bedroom accommodation.



An idyllic rural setting.





Gardens

The grounds extend in total to approximately 4.72 acres.

There are extensive lawned gardens to three sides of the Burrow Hill Farm.

An ornamental stream leads down to the ornamental pond and on to the Koi lake where there is a decked viewing platform to enjoy the stunning, uninterrupted rolling countryside views. A perfect spot for enjoying the summertime sunshine.

A cottage garden with raised bed is a lovely place to enjoy a spot of alfresco lunch.



Burrow Hill Garden Studio

The large brick-built garden room/studio could be used as a separate home office, complete with a kitchen and cloak room. Alternatively, this would make a perfect, separate annexe for a family member looking for a little more independence or as a rental income.

Outbuildings and grounds

The well-maintained stable block consists of six stables and tack rooms. There is a stable yard and two garages.

The paddocks consist of about 4 acres (with an additional 4 acres available via separate negotiation).



Burrow Hill Barn with planning permission approved

A stunning double height 17th Century Oak beamed barn with brick outbuildings, all in good condition, with recently granted planning permission for a substantial country residence PAP/2018/0443. Whilst plans have been approved, amendments to the layout by the successful purchasers should be possible (with the permission of North Warwickshire Borough Council).

Services

Mains water and electricity. Flogas LPG central heating and newly installed energy efficient LPG Viessman boiler. Private drainage. Monitored alarm and security lighting. Wired surround sound to all ground floor rooms. Furniture is available (via separate negotiation)

Situation

Burrow Hill Farm stands in a commanding rural position with views overlooking the beautiful rolling countryside and just on the outskirts of Corley village.

Corley is an attractive and peaceful rural village in the former Forest of Arden yet very accessible to Birmingham, Solihull and Coventry.

The village has a public house, 12th century parish church, day nursery, outstanding cricket club and motorway service station nearby.

The M6 Toll, M42 and A45 are all easily accessible, and the M1 and M40 are approximately 30 minutes away.

Central London is only 90 minutes by car (off peak travel time).

Schools include Solihull School, Edgbaston School for Girls and King Edward's School for Boys in Birmingham, Twycross House School, Rugby Public School, and in Coventry King Henry VIII School and Bablake School.

Local Authority

North Warwickshire Borough Council: 01827 715341

Band: G





