

The Old Barn Meriden Coventry





An extensive range of facilities and schools are available in nearby Solihull together with the cities of Birmingham and Coventry and regional towns of Stratford upon Avon, Kenilworth, Warwick and Leamington Spa.

The property is perfectly placed for the commuter being within quick and easy reach of both the M42 and M6 motorways.

Birmingham International airport lies 8 miles away and highspeed rail services also run from there to London, Birmingham and beyond. There is also a local train service which operates from the neighboring village of Berkswell, just 4.1 miles and Hampton in Arden, just 4.2 miles away.



Solihull 7.3 miles, Birmingham 13.9 miles, Warwick 16 miles, Leamington Spa 15 miles, M6 (J4) 2 miles, M42 (J6) 3 miles, Birmingham International Station and Airport 5.4 miles (distances and times approximate)





The Old Barn

The large solid oak front door leads through to the reception hallway. This impressive space is double height with a lovely galleried landing and vaulted ceiling. Doors radiate off to the principal reception rooms and there is a useful guest cloakroom WC. A wooden staircase rises to the first-floor landing area.

The sitting room/snug is a relaxing space with French doors fitted in the coach house arch and providing plenty of light.

The study/home office is light and bright with lovely views. A hidden electric lift, as a ceiling panel is installed and travels directly to the first floor (bedroom four).

The large drawing room is a wonderful space for year around enjoyment. A feature brick inglenook fireplace with log burning stove draws the eye and is very cosy for the colder winter months. The fireplace is flanked by full height opening windows providing wonderful views and access to the patio and lawned gardens. There is a stable door to the gravelled courtyard.









Vaulted ceilings and character brickwork throughout.









The large dining kitchen is well fitted with a range of bespoke floor and wall mounted shaker style units with granite work surfaces over. There is a traditional dark green AGA with an extractor built into the chimney breast above. The kitchen has a lovely feel of traditional and functional. There is a small island unit providing additional storage and food preparation space. A separate utility room provides space for larger appliances.

The inner hallway provides access to the gardeners WC, the boiler room housing the central heating boiler and hot water cylinder, a door to the side leading to the front garden and driveway, a door to the rear garden and an integral door through to annexe.







The staircase rises to the first-floor gallery landing with fabulous vaulted ceiling and wonderful sitting area. A bank of picture windows provides lovely views and would make this space perfect as an artist studio or hobby space.

The principal bedroom suite has a separate dressing room and en suite shower room. Built-in wardrobes provide hanging and shelving space. The lovely vaulted ceiling with pale wood beams creates a real sense of space. There are two sliding patio doors providing access to the balconies.

Bedrooms two, three and four are all double rooms and are serviced by the family bathroom.







Large double bedrooms.





The Annexe

The open plan kitchen/sitting room is well fitted with a range of wall and base units with granite work surfaces over. There is a Franke sink unit with mixer tap and water filter, and a four ring Neff ceramic hob with extractor hood.

The sitting room has a wonderful vaulted ceiling creating a real sense of space.

The bedroom has the benefit of built-in wardrobes providing hanging and shelving space, there is an air conditioning unit making the room very comfortable in the summer months.

The contemporary wet room has a feature glass wash hand basin and is fitted with a range of dark grey slate tiles.



Services

Mains water and electricity. Private drainage to Klargester biodisc tank. Central Heating by oil (there are two boilers, one for the main house, one for the annexe).

Local Authority

North Warwickshire Borough Council: 01827 715341

Band: G

Full Address

The Old Barn, Walsh Lane, Meriden, Coventry, CV7 7JY





Gardens and grounds

The property is approached by electric security gates to a large gravel courtyard and driveway. Set in approximately half an acre and surrounded by countryside this quiet pretty setting is tranquil. The formal lawned gardens have a large patio area, perfect for entertaining and summertime BBQs.

There is a double garage with a remote control up and over door, light and power. There is also a brick-built wood store and storage shed.









Knight Frank Birmingham 1 Colmore Row Birmingham B3 2BJ **knightfrank.co.uk** I would be delighted to tell you more.

Sarah Briggs 0121 233 6400 sarah.briggs@knightfrank.com



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing (information) as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely writhout responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc. The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc. The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc. The photographs, property videos and virtual viewings etc. show only certain parts of the property dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out by were taken. Areas, please relet to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Bedroom 3

4.11 x 2.57

13'6" x 8'5"

Bath

Bedroom 2

5.87 x 3.05

19'3" x 10'

First Floor

En

suite

Dressing

area

Principal

bedroom

7.01 x 6.10

23' x 20'

Bedroom 4

3.56 x 2.82

11'8" x 9'3"

Particulars dated [February 2021]. Photographs and videos dated [February 2021].

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.