

Andrew Grant
PRESTIGE & COUNTRY



Fearns Farm
Allesley, CV5 9EL



Fearn's Farm

128 Wall Hill Road, Allesley, CV5 9EL

3/4 Bedrooms 1 Bathroom 3 Reception Rooms 5.9 Acres

“A Grade II listed equestrian home with extensive stabling, outbuildings and land approaching six acres, perfectly placed for competitive riders and rural living....”

Scott Richardson Brown CEO

- Characterful Grade II listed home with three bedrooms.
- Extensive equestrian facilities including stabling, whelping box, barns, secure tack room, sand turnout, horse walker and yard security cameras.
- Around six acres of land with a further ten acres available to rent.
- Additional reception room currently used as a professional beauty salon with potential to be converted into a fourth bedroom with en suite.
- Landscaped gardens with patio areas for outdoor entertaining.
- Driveway with ample parking and a garage benefitting from planning permission for residential conversion (REF: FUL/2019/1562).
- Excellent access to equestrian centres and motorway connections.



5675 sq ft (527.2 sq m) including outbuildings



The approach

The property is approached directly from Wall Hill Road through a set of wooden gates that open onto a generous driveway. The gates provide a sense of privacy and security while creating an attractive first impression. The driveway leads towards the house, stables and outbuildings, offering ample space for cars, horse lorries and trailers. Mature hedging and trees frame the entrance, setting the tone for the rural environment and highlighting the scale of the facilities that unfold beyond.



The kitchen and dining area

The kitchen and dining room form the everyday hub of the house, combining generous proportions with direct access to the gardens. The size of the room allows for a family dining table as well as fitted kitchen units and appliances, making it highly practical for both daily living and entertaining.



It is large enough to incorporate a further living area, providing a relaxed spot for seating that makes the room ideal for family use. Windows frame attractive views of the gardens and land, drawing light into the space and reinforcing the connection between the house and its rural setting. This is a room designed for both everyday living and entertaining on a larger scale.





The living room

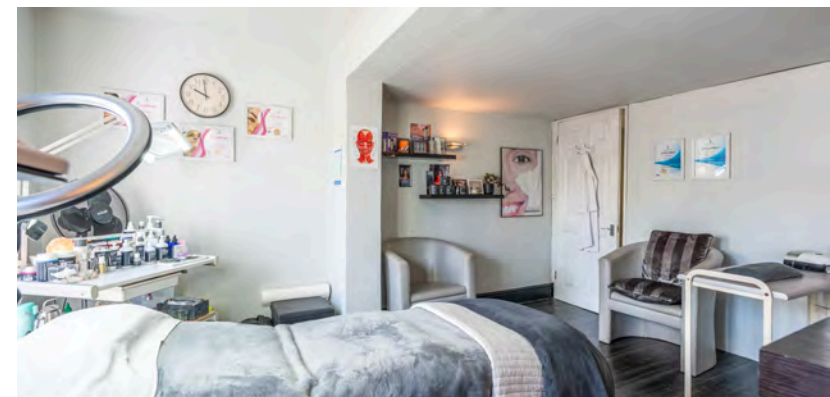
The main reception room is a substantial living space, created from the conversion of the former piggery. Centred around a log burner which creates a striking focal point and a warm environment. The scale of the room with its vaulted ceiling and exposed beams provides charm and versatility for seating arrangements, while windows bring in natural light and bi-fold doors connect the garden. It is a room equally suited for family gatherings or quiet evenings.





The salon

A second ground floor reception room is currently arranged as a professional beauty salon, providing a bright and comfortable working environment with access to the garden terrace through glazed doors. This versatile space offers potential for continued use as a treatment room, a home office or a further family sitting room. It could also be utilised as a fourth bedroom with en suite, adding further flexibility to the accommodation.





The entrance hall

The entrance hall makes an immediate impression with its exposed beams, stone flooring and a striking brick fireplace with log burner. This characterful space provides a warm and inviting introduction to the home, while also offering a practical area for everyday use. A wooden staircase rises to the first floor, and doors lead directly into the principal living areas and a useful cloakroom.





The principal bedroom

The principal bedroom is a generously sized double room with windows framing views of the surrounding land and gardens. Its proportions allow for a full suite of bedroom furniture, while its light and outlook create a restful environment.



The second bedroom

The second bedroom is another well-sized double room positioned at the rear of the house. Its scale and aspect make it an ideal guest room or family bedroom, offering comfort and practicality, with a bank of built-in wardrobes running across one wall.



The third bedroom

The third bedroom is a flexible space, well suited for use as a further family or guest bedroom. With views across the land, it provides adaptability to meet the changing needs of a household.



The bathroom

The family bathroom is finished with a suite including a bath with handheld shower, wash basin and WC, complemented by a large walk-in shower cubicle. It serves the first-floor bedrooms with convenience and practicality.



The garden

The patio areas provide attractive spaces for outdoor seating and dining directly adjoining the house. Paved terraces wrap around the rear, offering sheltered spots for entertaining or relaxing with views towards the land. These areas flow naturally from the house, making them ideal for everyday use as well as larger gatherings.



Steps lead from the terrace to the main lawned garden which stretches behind the property. Enclosed by mature hedging and trees, the lawn provides both privacy and a pleasant outlook. It offers ample space for recreation and is complemented by established planting that enhances the setting.





The equestrian facilities

The property is exceptionally well served by its stabling, which includes seven loose boxes, with an attached wash box solarium with hot water and three bespoke boxes with individual pens. All stables have automatic water drinkers. The arrangement provides flexibility for private use or for running a small livery, with wide access and hardstanding making day-to-day management straightforward. The stables are well presented and positioned for easy access to the turnout and grazing land.





Beyond the stabling, the property is equipped with a range of facilities that support serious equestrian use. A horse walker with rubber floor ensures convenient exercise, while a sand turnout pen offers valuable year-round flexibility. A secure tack room, barns and a large workshop provide storage for feed, equipment and vehicles. A fully equipped whelping box is also included, while security cameras provide additional reassurance and oversight of the yard, completing a comprehensive equestrian set-up that is ready for use.



The grounds

The property includes approximately 5.9 acres of land, arranged in a long linear strip directly behind the house and extending outwards into open countryside. The land is mainly laid to pasture with water troughs connected to mains water. Divided by established hedgerows and a large pond, it offers secure turnout and grazing. The land's layout is particularly practical for equestrian use, complimented by a field shelter, allowing straightforward management from the stable yard and adjoining facilities.





The driveway and parking

The driveway provides extensive parking and turning space, accommodating multiple vehicles as well as a horse lorry. Secure gates enhance privacy and the layout allows easy access to the yard and outbuildings. The double garage complements the driveway parking and benefits from planning permission (**REF: FUL/2019/1562**) for extension and conversion to create ground and first floor living accommodation for a family member in association with the main house. While the extension has been added, the internal works for residential use have not yet been carried out, presenting a clear opportunity for future owners.

Location

Allesley is a desirable village setting that combines the character of rural living with the convenience of nearby city amenities. The village itself provides everyday facilities including local shops, traditional public houses and community services, while the nearby city of Coventry offers a far broader range of retail, leisure and cultural options.

Families are well served by schooling in the area, with a choice of respected primary and secondary schools close at hand. Further education and independent schools are also accessible in Coventry, Solihull and Warwick, ensuring that all age groups are well catered for.

For equestrian enthusiasts, the property is ideally placed for access to several leading competition and training venues. Solihull Riding Club, Stoneleigh and Onley Grounds are all within easy reach, offering a comprehensive calendar of events and training opportunities. In addition, the surrounding countryside provides opportunities for hacking and outdoor recreation directly from the property.

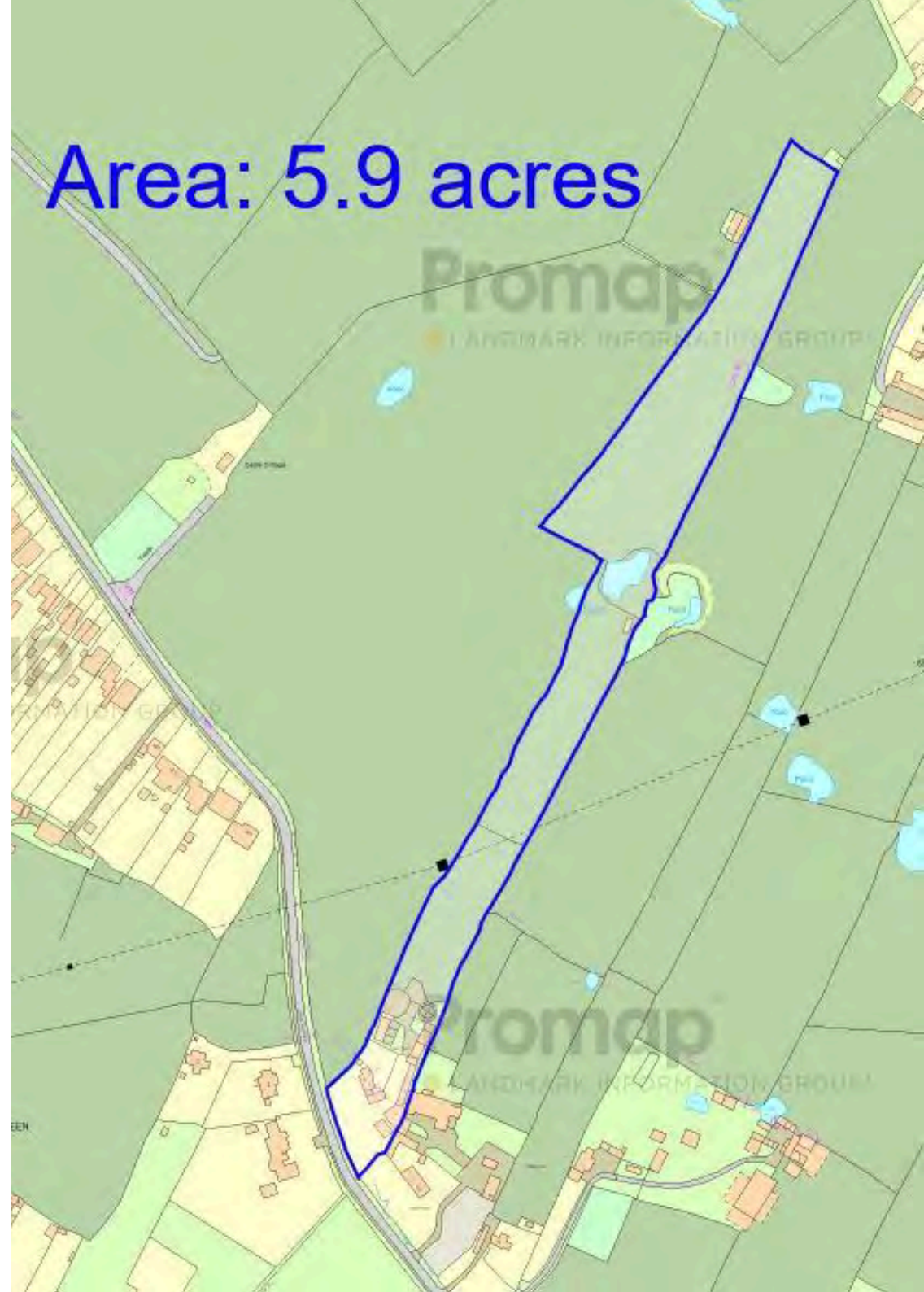
Transport links from Allesley are excellent. The M42, M40 and M6 are all readily accessible, providing direct routes across the Midlands and further afield. These connections make the location practical for those needing to commute or travel regularly. Coventry station offers mainline rail services, including frequent connections to Birmingham and London, further enhancing the convenience of the setting.

Services

Services are TBC.

Council Tax

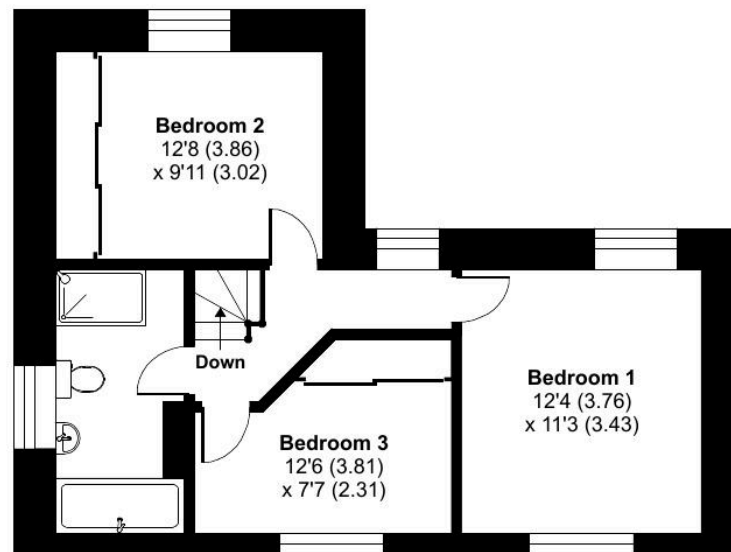
The Council Tax for this property is Band F



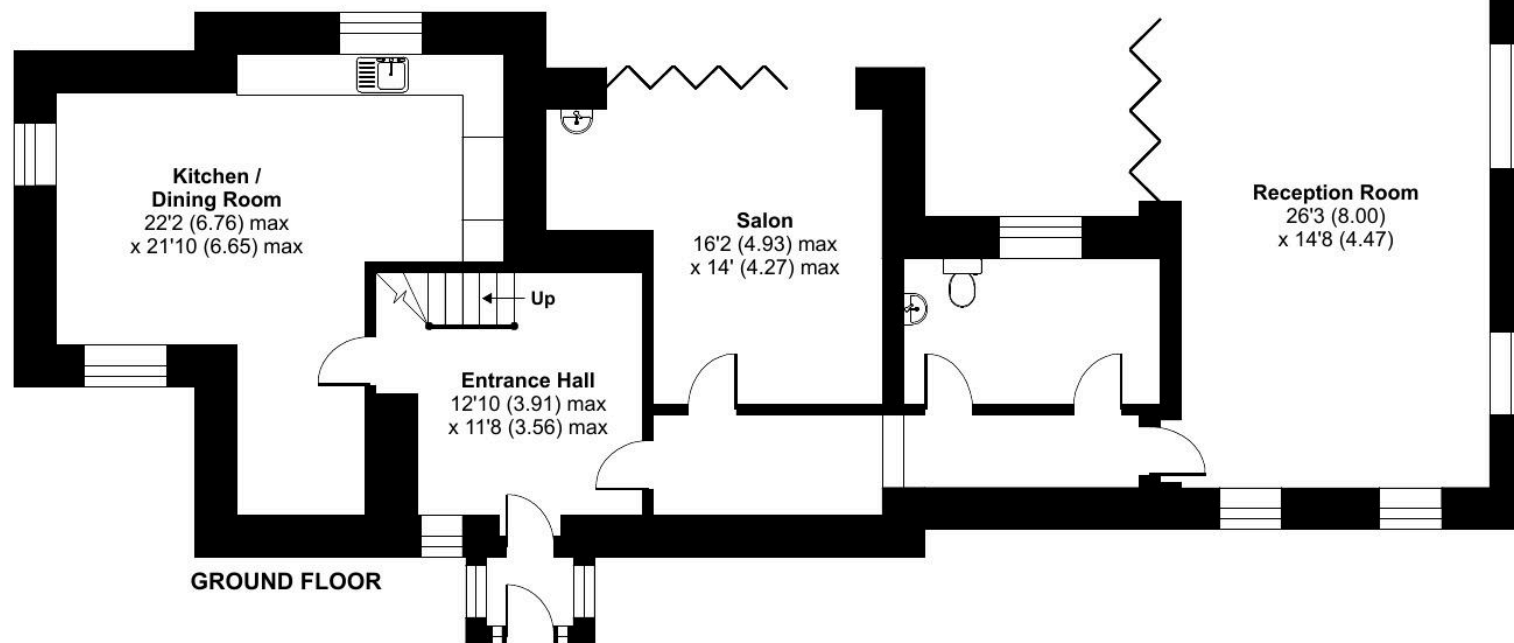
Wall Hill Road, Allesley, Coventry, CV5

Approximate Area = 1844 sq ft / 171.3 sq m
Outbuildings) = 3520 sq ft / 327 sq m
Garage = 311 sq ft / 28.9 sq m
Total = 5675 sq ft / 527.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
Produced for Andrew Grant. REF: 1350651

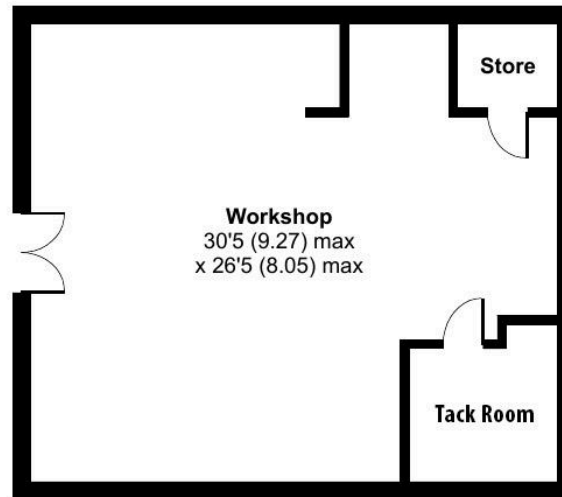


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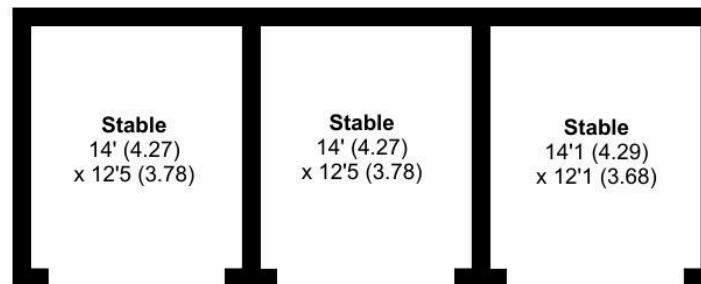
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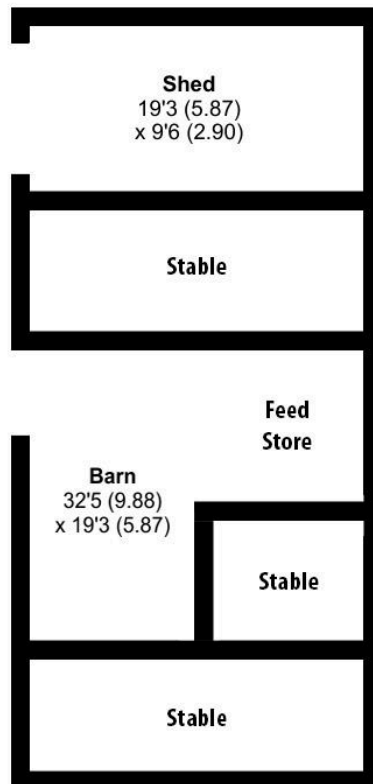
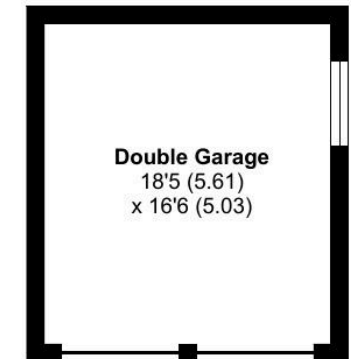
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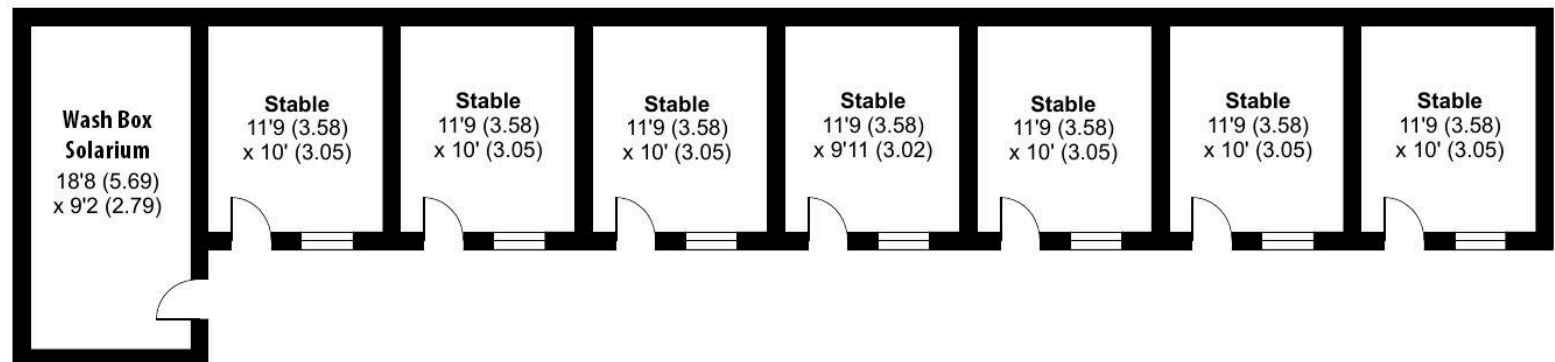
OUTBUILDING 4



OUTBUILDING 2



OUTBUILDING 3



OUTBUILDING 1

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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