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**The Hunting Lodge, Vicarage Hill,
Tanworth-in-Arden,
Warwickshire, B94 5AN
Guide Price £750,000**

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

The above site will be offered by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 16th July 2024 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE.

In the Heart of the Old World Warwickshire Village of Tanworth-in-Arden, This Grade II Listed Property is Steeped in History. Probably Dating from the 1600's, it has a Wealth of Wall and Ceiling Timbers Throughout.

In more recent years, a large double garage with a large utility, come workshop, was constructed at the back of the driveway that can easily accommodate 5 parked cars. As the plan in these auction sale details indicate, the entire site is just under half an acre, and it backs on to the new development off Doctors Close. Although within the conservation area for the village, it is also well within the defined development boundary for the village, as shown in the Neighbourhood Plan and Stratford Councils Core Strategy Document.

The property is very habitable but would benefit from some updating and refurbishment, and there is the potential (subject to planning consent being applied for and granted), for some building on the extensive garden area.

Tanworth in Arden is a charming village with an active community. Facilities include a 13th century parish church, village green, post office, Bell Inn & Restaurant; highly regarded junior school with nursery, village hall, tennis and golf club. The village is well placed for easy access to the M40 and M42 motorways which in turn, provide links to the M1, M6 and M5, enabling fast travel to Birmingham, Coventry and London city centres. The National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate twenty minute drive.



A most attractive part-timbered detached cottage with a clay tiled roof over. The property is set back from the road behind a high privet hedge and to the left, there is a tarmac driveway, which provides ample parking for at least five cars and gives access to the double garage. There is a paved pathway across the front of the dwelling house, as well as a separate pathway from the lane via a picket gate, which leads to the front door that opens into:

Enclosed Porch

With bench seat to the side with storage cupboards under, sliding doors to shelved storage cupboard, and quarry tiled floor. Door into:

Dining Room

16'8" x 12'5" (max) (5.10m x 3.80m (max))

With exposed timbers to the ceiling and walls, windows to the front and rear, staircase rising to the first floor, door leading to the breakfast kitchen, and deep Inglenook fireplace with quarry tiled hearth, stone surround and smoke canopy over. Door into:

Living Room

16'8" x 13'9" (5.10m x 4.20m)

With exposed timbers to the ceiling, windows to the front and rear, and feature brick fireplace with open grate and quarry tiled hearth.

Breakfast Kitchen

18'4" x 13'9" (5.60m x 4.20m)

With exposed timbers to the ceiling, windows to the side and rear, door leading to the family room/study, fitted kitchen with a range of wall, drawer and base units with roll edged laminate work surfaces over, inset single drainer stainless steel sink with central draining board and swing mixer tap over, red gas-fired "AGA" cooker, inset 4-ring "Creda" ceramic hob with "Creda" charcoal extractor fan over, tiling to splashback areas, cupboard housing the oil-fired "Worcester Danesmoor 15/19" central heating and hot water boiler with programmer clock, and ceramic tiled floor. Door into:

Rear Lobby

With window to the side, door leading to the garden, built-in pantry cupboard, and ceramic tiled floor.

Family Room/Study

9'2" x 8'10" (2.80m x 2.70m)

With exposed timbers to the ceiling and walls, window to the

front, fitted shelving to one wall, built-in corner TV unit, and oak floor.

Downstairs Shower Room

8'6" x 6'6" (2.60m x 2.00m)

With window to the front, 3-piece suite comprising; shower cubicle with "Triton T80" electric shower over, low level WC, pedestal wash hand basin, tiling to splashback areas, and oak floor.

First Floor Landing

With hatch giving access to the roof space, and exposed timbers to the ceiling and walls.

Bedroom One

17'0" x 12'9" (max) (5.20m x 3.90m (max))

With exposed timbers to the ceiling and walls, windows to the front and rear, and built-in wardrobes with hanging rail and shelving.

Bedroom Two

12'9" x 9'6" (measured at 3'3" above carpet level) (3.90m x 2.90m (measured at 1.00m above carpet level))

With exposed timbers to the ceiling, windows to the front and side, and built-in wardrobe.

Bedroom Three

12'9" x 7'10" (measured at 3'3" above carpet level) (3.90m x 2.40m (measured at 1.00m above carpet level))

With window to the rear, built-in wardrobe with hanging rail and shelving, and cupboard housing the insulated copper hot water cylinder with immersion heater.

Bedroom Four

9'2" x 8'2" (2.80m x 2.50m)

With exposed timbers to the ceiling and walls, window to the rear, and built-in wardrobe with shelving.

Family Bathroom

8'2" x 5'2" (2.50m x 1.60m)

With exposed timbers to the ceiling and walls, window to the front, 3-piece suite comprising; panelled bath, low level WC, pedestal wash hand basin, and tiling to splashback areas.

Garden

Across the rear of the property, there is a substantial York-style stone paved sun terrace with a couple of shallow steps that





lead to the extensive lawned area housing a range of fine specimen (including magnolia and willow) trees as well as an ornamental pond, which is surrounded by decking. A cedar wood lean-to (currently being used as a greenhouse) backs onto the detached double garage building and a secondary oil tank appears to link to the tank within the garage. To the side of this building, there is small garden shed of timber construction with a pitched felt roof over. At the far end of the garden, there is a paved base (being the site of a former summerhouse), together with some raised vegetable beds and a further old garden shed of timber construction with a pitched felt roof over.

Detached Double Garage Building

• Workshop/Utility

19'4" x 7'10" (5.90m x 2.40m)

With hatch giving access to the roof space, strip light to the ceiling, window to the side, inset single drainer stainless steel sink, and space and plumbing for a washing machine. Door into:

• Double Garage

19'4" x 17'4" (5.90m x 5.30m)

With strip lights to the ceiling, electrically operated roller door to the front, and concrete floor. To the rear of the garage, there is a polyurethane oil storage tank.

General Information

Services

All mains services are connected to the property. The heating is via an oil-fired boiler, which is located in the breakfast kitchen.

Authorities

National Grid (www.nationalgrid.co.uk)

Severn Trent Water (www.stwater.co.uk)

Stratford-on-Avon District Council (www.stratford.gov.uk)

Warwickshire County Council (www.warwickshire.gov.uk)

Tenure and Possession

The property is Freehold and vacant possession will be given upon completion, which is scheduled for 28 days after the auction i.e. 13th August 2024 (or earlier by mutual agreement).



Fees

On the fall of the hammer, the successful purchaser will be required to sign the auction contract and pay a 10% deposit (minimum of £5,000) to the vendor's solicitors, together with an administration fee of £800 (plus VAT) to the auctioneers, in the room, on the night.

Rights of Way and Easements

This property is subject to all rights of way and easements that may exist.

Boundaries and Timber?

All growing timber (where owned) is included in the sale. The ownership of boundaries (where known) is delineated by an inward facing "T" mark.

Sporting and Mineral Rights?

Sporting and mineral rights (where owned) are included in the sale of the Freehold.

Plans

Plans are shown for identification purposes (only).

Viewing

Directions

What3words: ///boxing.prime.since

Vendor's Solicitors

A full auction pack is available from the vendor's solicitors

and their details are as follows:

Wallace Robinson & Morgan
4 Drury Lane
Solihull
B91 3BD

Acting: Mr Gary Sawyer

Email: garysawyer@wallacerobinson.co.uk

Telephone: 0121 705 7571

Conditions of Sale

The property will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale, which have been settled by the vendor's solicitor. These conditions may be inspected during the usual office hours at the offices of the vendor's solicitor mentioned in these sales particulars during the five days, exclusive of Saturday and Sunday, immediately before and exclusive of the day of the sale. The conditions may also be inspected in the Sale Room at the time of the sale, but they will not then be read. The purchaser shall be deemed to bid on those terms whether he shall have inspected the Conditions or not.

Money Laundering

Money laundering regulations have been introduced by the government, affecting auctioneers, under the Proceeds of Crime Act 2002/Money Laundering Regulations 2007. To comply with this Act, we require all purchasers to pay the

deposit by any of the following methods: Bank/Building Society Draft, Personal/Company Cheque. All purchasers will be required to provide proof of both their identity and current address and all parties intending to purchase any property must bring with them the following items: Full UK Passport or Photo Driving Licence (for identification), a recent Utility Bill, Council Tax Bill or Bank Statement (as proof of residential address). These should be presented to the vendor's solicitor when signing the contract.

Agent's Note

The guide price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price and is subject to change prior to and up until the day of the auction. Any change in the guide price will reflect a change in the reserve (a figure below which the auctioneer will not be able to sell). The reserve can be expected to be set within the guide range or not more than 10% above a single figure guide (RICS Common Auction Conditions 7th Edition).

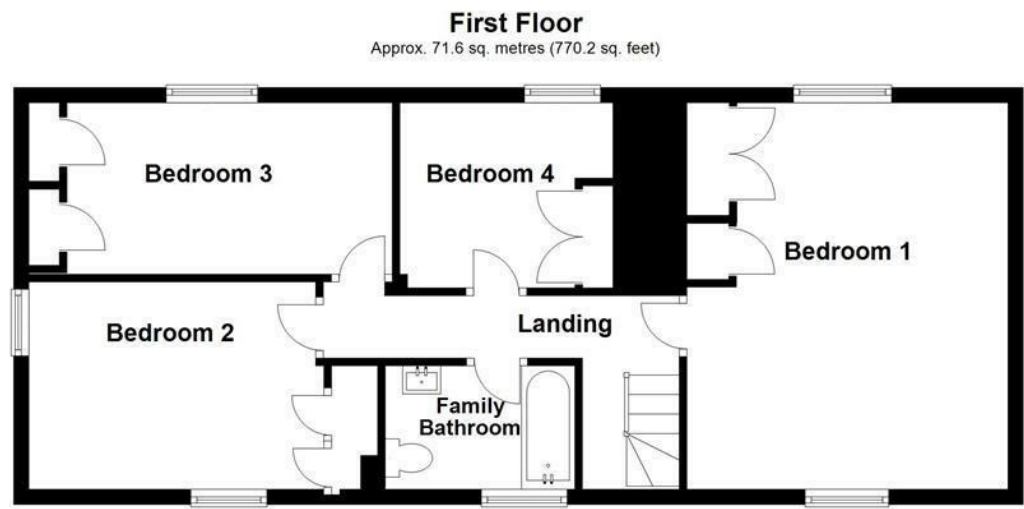
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Ground Floor
 Approx. 118.7 sq. metres (1277.3 sq. feet)



First Floor
 Approx. 71.6 sq. metres (770.2 sq. feet)

Total area: approx. 190.2 sq. metres (2047.5 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
 Plan produced using PlanUp.

