



The Granary, Fox Covert Farm, Upton Lane, Stoke Golding, CV13 6EU

HOWKINS &
HARRISON



The Granary, Fox Covert Farm, Upton Lane, Stoke Golding, Warwickshire, CV13 6EU

Guide Price: £795,000

A four bedroom barn conversion, with equestrian facilities, located within a courtyard setting with 2.71 acres. The property offers versatile accommodation, delightful gardens, extensive parking and a three bay portal framed building.

Situated within an idyllic position, close to excellent local amenities and transport links.

Features

- Barn conversion
- Surrounded by countryside
- In all approximately 2.71 acres or thereabouts
- Spacious lounge
- Kitchen/breakfast room
- Four excellent size bedrooms with potential for five
- Family bathroom with shower
- Steel portal framed building measuring 13.1m x 11.5m
- Further land available (up to 29 acres)



Location

The property is approximately one mile to the west of Stoke Golding in a rural location.

Stoke Golding is a sought after village and civil parish in the Hinckley and Bosworth district of Leicestershire and has excellent facilities including a farm shop, cafe, primary school, church and public houses. Only 16 miles from the city of Leicester, just over 5 miles from Nuneaton and about 4 miles northwest of Hinckley. The village is bordered on one side by the Ashby Canal, well-used for recreational purposes. The A5 trunk road is some 2.5 miles to the south and thus gives access to the M69 (J1) 6.5 miles or M42 (J10) 10 miles. Nuneaton railway station (5.5 miles) has a direct link to London..

Travel Distances

Hinckley – 4 miles

Nuneaton -5.5 miles

Coventry - 13.5 miles

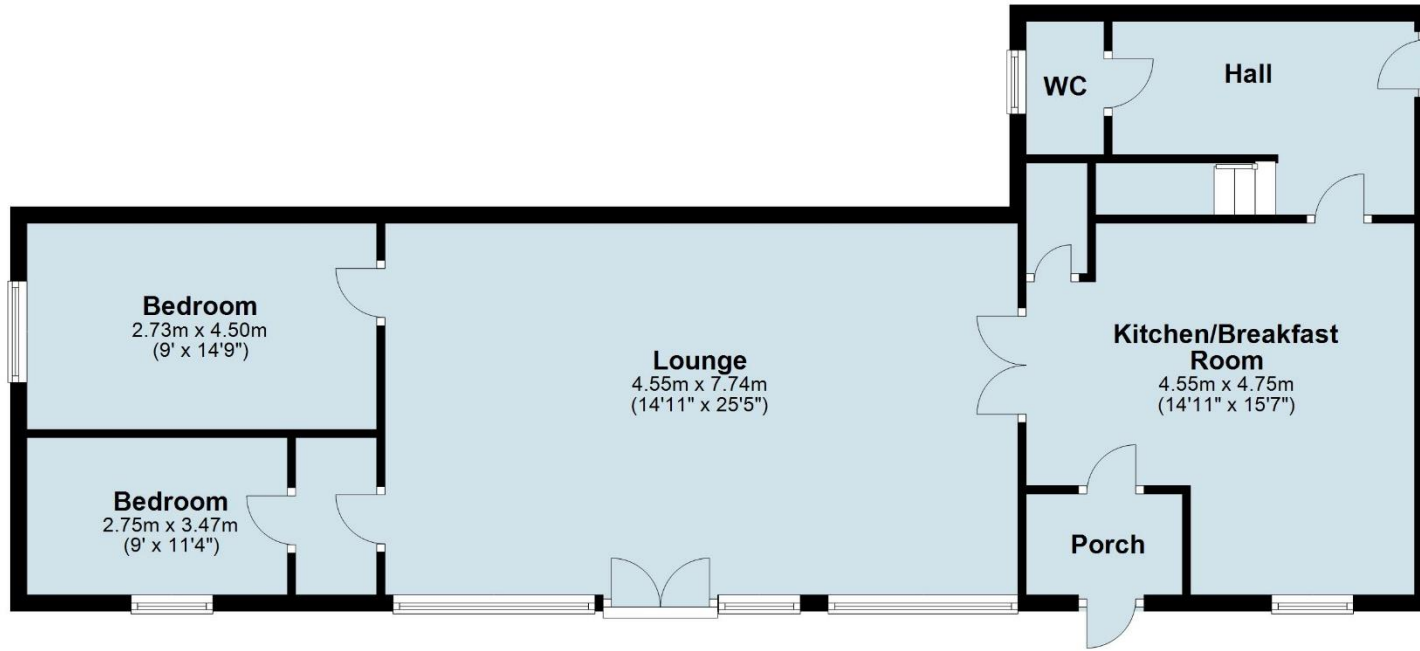
Birmingham - 28.8 miles



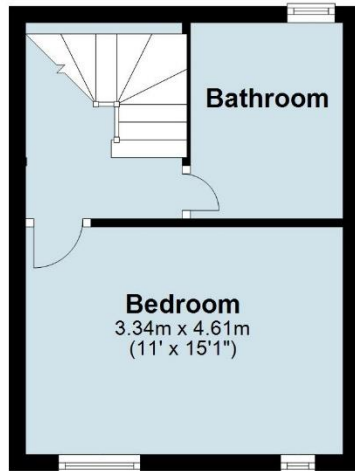
Accommodation Details – Ground Floor

To the front of the property, steps lead to an entrance porch with door leading into the kitchen/breakfast room. Boasting a comprehensive range of eye level and base units, fitted Rangemaster with extractor hood above, ample preparation surfaces with complimentary tiling and a range of integrated appliances including dishwasher and fridge freezer, double glazed window to the front elevation, tiled flooring. Double opening doors then lead into a spacious lounge which has a vaulted ceiling, exposed beams, log burner with open faced brick surround and double glazed French doors and windows to the rear garden. Further doors lead off to a study/ground floor bedroom, which has access to loft space, offering potential for a mezzanine room. A door from the lounge leads to a lobby area with door leading off to a second ground floor bedroom having double glazed window to front elevation enjoying the countryside views. Off the kitchen/breakfast room is access to an inner hallway with barn style door to the rear communal courtyard and cloakroom WC with vanity wash hand basin and complementary tiling. A staircase leads to the first floor landing with doors leading off to a further double bedroom with window to front elevation enjoying countryside views. This bedroom is large enough to divide into two bedrooms, thus giving three bedrooms accessed off the stairway/hall. Also on the first floor is the family bathroom with oval shaped bath, vanity wash handbasin, low flush WC, tiled shower cubicle, shower screen and inset ceiling lighting. A second stairway then leads up to a second floor landing with door into an eaves bedroom with Velux skylight windows to the front elevation and double glazed windows to side elevation.

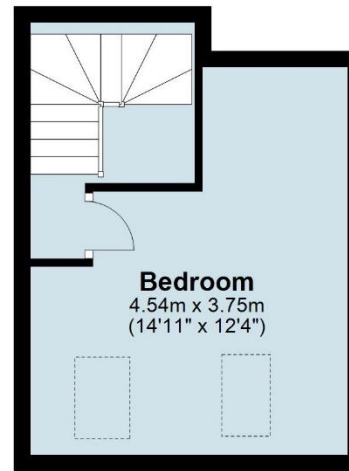
Ground Floor



First Floor



Second Floor









Outside, Gardens and Grounds

The garden has a large patio, lawned area and mature flower beds with a variety of trees and shrubs. To the side of the property is an extensive gravel driveway providing ample parking.

A detached three bay steel framed building measuring 13.1m x 11.5m, having electrically operated doors to the front and rear access with four internal stables benefiting from a rubber matting base and part concrete floor. The building has power, light and water supply.

The Land

Three good size paddocks are easily accessed from the house and stables. The property extends to 2.71 acres in all.

Access and Driveway

The Granary has rights to use the drive adjacent to the property. The neighbouring property also uses the drive for access.

Canine home Boarding

The sellers operate a canine home boarding service and are licensed for up to 6 dogs. They are currently charging £30 per night, this gives a potential income of £1260 per week at full occupancy.

The goodwill of this business could be available to any interested purchaser.



A rare find!

A impressive four bedroom barn conversion, located close to a sought after village, set in grounds extending to 2.71 acres.

Viewing is highly recommended.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

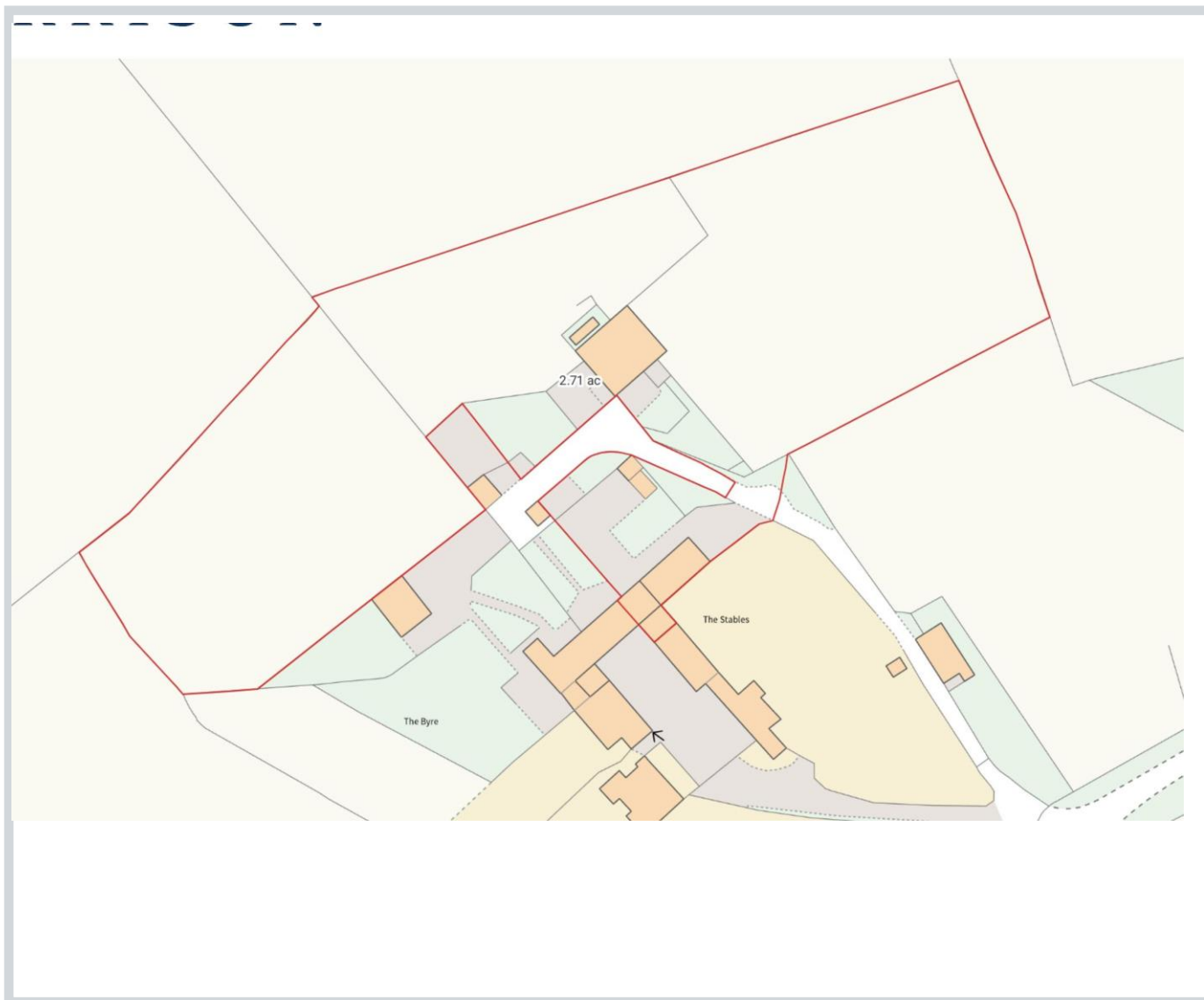
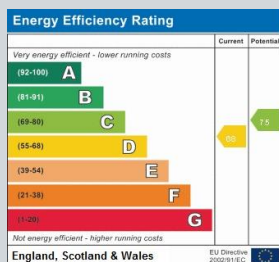
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax Banding

Band - E



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

