



Dandys Farm, Shawbury Lane, Shustoke, Warwickshire, B46 2RX

HOWKINS &
HARRISON



Dandys Farm,
Shawbury Lane, Shustoke,
Warwickshire, B46 2RX

Guide Price: £900,000

A Grade II listed detached farmhouse circa 1667, backing onto open fields with far reaching views. The property retains many original features and boasts accommodation of over 2400sqft. Externally the property is approached via a double gated entrance leading to a triple detached garage and a separate outbuilding suitable for a variety of uses including a separate annexe /home office and has an adjacent field, the total plot including extensive lawned gardens extends to 1.89 acres.

An early internal viewing is strongly recommended.

Features

- Idyllic setting, countryside views
- Three reception rooms
- Kitchen, cellar and wine bar
- Four good size bedrooms
- Extensive gardens and pond
- Triple detached garage
- Detached outbuilding/annexe
- Adjacent field total plot extending to 1.89 acres



Location

Located within the area of Shawbury village, close to Shustoke, this impressive property is nestled in idyllic countryside, just 30 minutes drive from Birmingham City Centre. The M6, M6 Toll road and M42 are all within very easy reach and a regular fast train service runs to London Euston from the nearby city of Coventry making this ideal for commuters.

Shustoke village has a primary/junior school which has had good Ofsted reports and there is a free bus transport service. At secondary school level, pupils usually travel to the Coventry Foundation schools of Bablake and Henry VIII or the many highly rated schools around Solihull or Birmingham.

Coleshill – 4.9 miles

Coventry - 8.8 miles

Sutton Coldfield – 14.3 miles

Solihull – 13.3 miles

Birmingham – 16.1 miles

Birmingham International Airport - 10.7 miles



Accommodation Details - Ground Floor

Front door leads into the entrance hall with staircase rising off to the first floor and door to the left leading into a dual aspect living room with double glaze windows to front and side elevations having an attractive Inglenook fireplace with wood burner fitted, exposed beamed ceiling and door into the separate dining room, also dual aspect with windows to the front and rear elevations, and an open feature fireplace. A door from the living room also leads into the spacious light and airy rear sitting room with windows to the side and rear elevations. Off the hallway to the right hand side is a fitted kitchen comprising a comprehensive range of eye level and base units ample preparation surfaces with complementary tiling, double glazed window to the side elevation enjoying countryside views, tiled flooring and door with steps leading down to generous cellar/wine store, ideal for storage with light windows to side elevation.









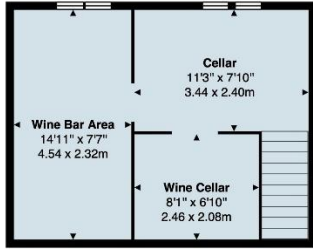
First & Second Floors

From the entrance hall the staircase rises to the first floor landing with doors leading off three bedrooms and a family bathroom. The main bedroom has a range of built-in wardrobes and a double glazed window to side elevation overlooking adjacent fields. Bedroom two also has a range of built-in wardrobes and double glaze window overlooking front gardens with door leading into bedroom three/ nursery room which has double glazed windows to front and side elevations. the family bathroom has a panel enclosed bath, complementary tiling, low flush WC vanity wash hand basin and corner tiled shower cubicle. A further staircase then leads to the second floor fourth bedrooms with windows to the rear elevation and a built in store cupboard.

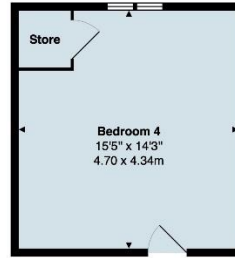


Outside, Gardens and Grounds

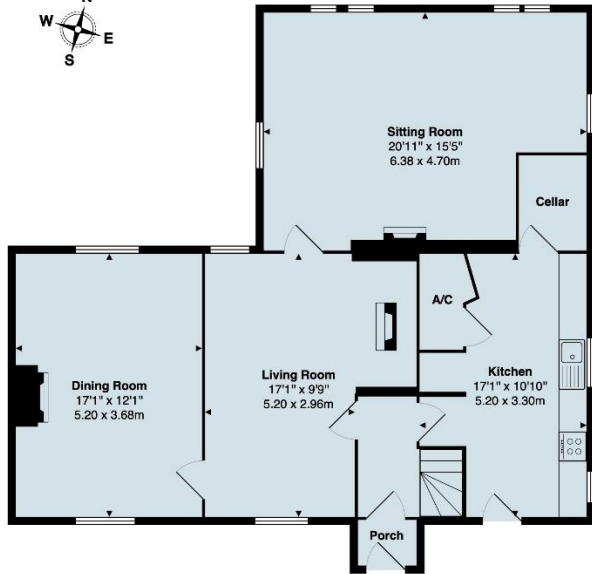
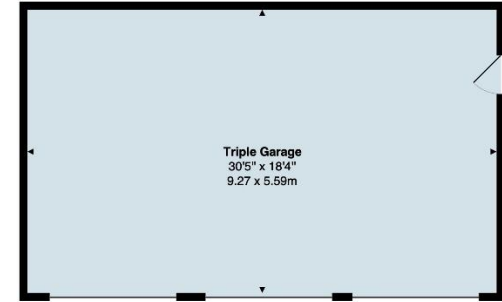
Externally the front of the property is approached via a double gated entrance with driveway leading to a triple detached garage with power and light supply and further parking for several vehicles. There are extensive lawned gardens with bordering hedgerow and a large fishpond. There is a brick built wood shed, and a substantial detached outbuilding, suitable for a variety of uses including office or annexe as there is a separate kitchen with a range of units and plumbing for a washing machine and a shower room. Split into sections currently to include a large games room and store room. To the side there is an elevated paved patio area. The total backing onto open countryside extends to 1.89 acres.



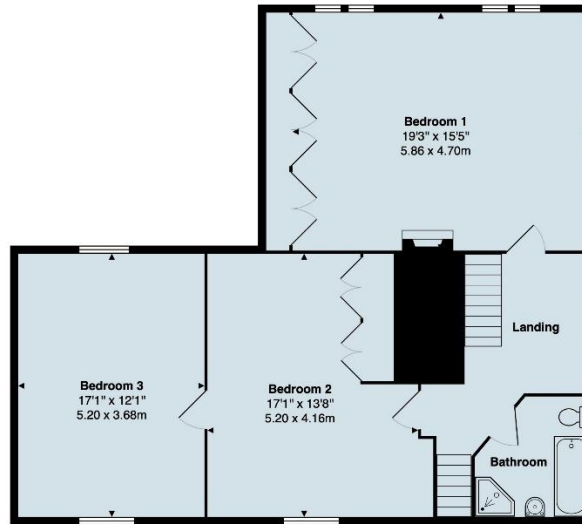
Cellar
Area: 284 ft² ... 26.4 m²



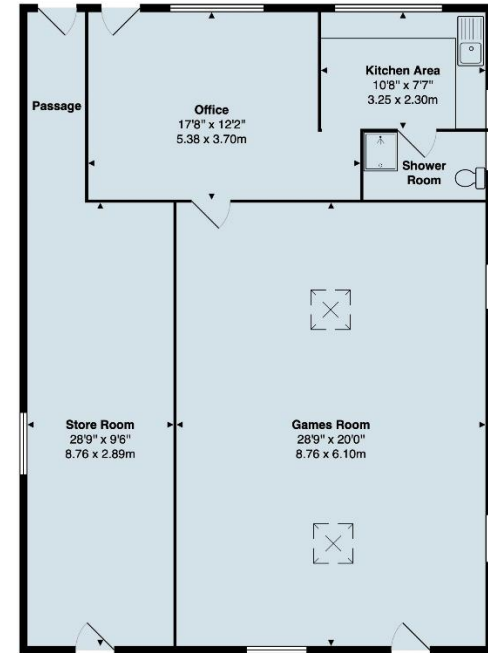
2nd Floor
Area: 220 ft² ... 20.4 m²



Ground Floor
Area: 970 ft² ... 90.1 m²



1st Floor
Area: 958 ft² ... 89.0 m²



Total Area: 2432 ft² ... 226.0 m² (excluding store room, games room, shower room, kitchen area, office, passage, triple garage)
All measurements are approximate and for display purposes only



Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021.

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.

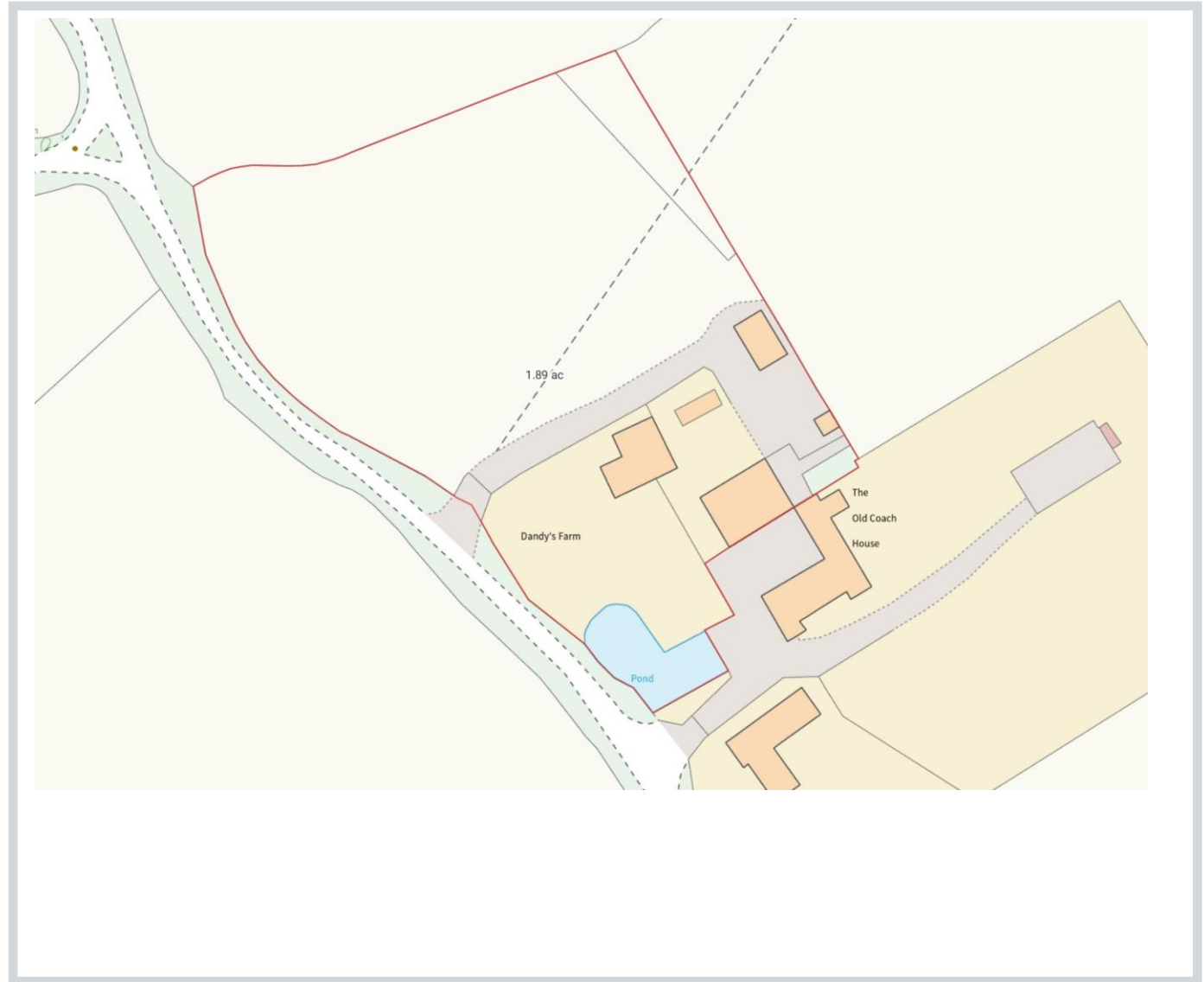
Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

Council Tax

Band G

Energy Rating – Exempt Grade II listed



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.

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