



Goose Cottage & The Coach House, Wall Hill Road, Corley, CV7 8AH

HOWKINS &
HARRISON

Goose Cottage & The Coach House, Wall Hill Road, Corley, Coventry, CV7 8AH

Guide Price: £799,000

A unique opportunity to purchase two separate detached residential dwellings situated within an idyllic position enjoying countryside views nestled at the end of their own private drive. Outside the properties have ample parking for several cars mature gardens and adjacent paddock the total plot extending to 1.91 acres.

Features

- Two detached residential dwellings
- Idyllic location
- Long private driveway
- Dual family opportunity
- Premier residential location
- Vacant possession
- Adjacent paddock and stables
- Triple garages and gardens



Location

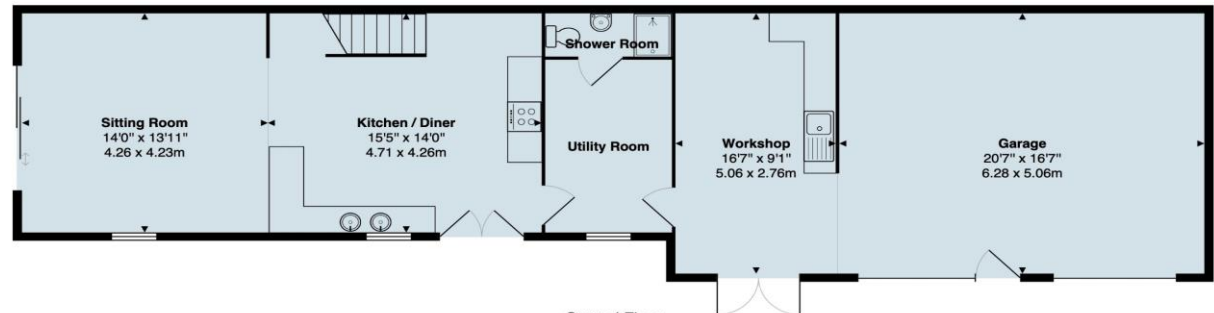
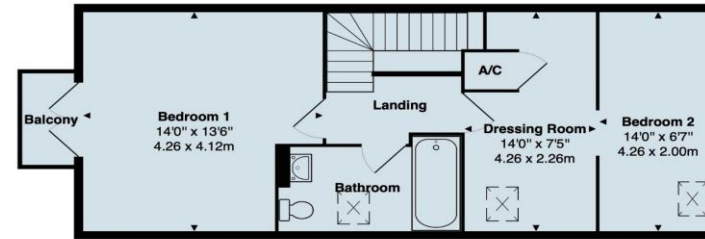
The property is situated in the village of Corley Moor, located just off Wall Hill Road, about 4 miles north of Coventry city centre and 3 miles south east of Fillongley.

The property is conveniently situated for access to Midlands cities with Birmingham (15 miles) easily accessible via the M6 or A45. There are regular train services from main line stations at Coventry, Nuneaton and Birmingham International.

Junction 3 of the M6 is approximately 3.75 miles to the east and provides access to the Midlands motorway network with the M40, M42, M1 and A14 all within easy reach.



THE COACH HOUSE FLOORPLAN



Total Area: 1011 ft² ... 94.0 m² (excluding workshop, garage, balcony)
All measurements are approximate and for display purposes only

The Coach House

Side entrance door leading to open plan lounge/kitchen/ breakfast/lounge area having patio doors to the rear elevation leading to the rear gardens inset ceiling lighting. The kitchen area has a range of base units, ample preparation surfaces with complimentary uplifts, ceramic hob with extractor hood above and oven below.

Tiled flooring with door leading through to useful utility area, having work surface and plumbing for washing machine. Door leading to shower room with tiled shower, low WC and wash hand basin door leading to garage/ workshop. Stairway leading to the first floor, landing with doors leading off to main bedroom, double glazed French doors to the side elevation leading to balcony enjoying views over rear paddock and fields beyond. Bedroom two having sky light windows to the side elevation and the family bathroom comprising; bath with shower and shower screen over, WC and pedestal wash hand basin with complementary tiling. Skylight window outside.





Goose Cottage

A three bedroom detached home having entrance hall with stairs to the first floor, under stairs storage, flooring and wall lights with doors leading off to dining room with double glazed windows to side elevation. Tiled flooring. There is an open lounge kitchen/lounge area with patio doors to the garden with views over fields beyond. Frosted windows to the side elevation and laminated flooring. Kitchen area, having a range of base unit and eyelevel units and preparation services with complimentary tiling, built-in gas hob with oven below and extractor above. Wall mounted boiler, double glazed window to side elevation. Tiled flooring to inner hallway with door leading to the front access, door off to downstairs WC comprising of; Low flush WC, pedestal wash hand basin, tiled flooring from the main entrance hall, stairway, leading to the first floor landing.

French doors to the side elevation leading to balcony having views over rear paddock and fields beyond. There are three excellent size bedrooms the main bedroom having skylight window, a range of built-in wardrobes. The main bathroom having a panel enclosed bath complimentary low flush WC, pedestal wash hand basin and tiled wall surround.



Outside

Property is approached via a long driveway leading to parking for several cars. There are extensive gardens, stable with adjoining paddock, total plant extending to around 1.91 acres. There is access to a triple garage and workshop with power and light.

Agents Note

This property has a Wayleave agreement with Western Power. Further details to be discussed with the sellers.





Viewing Arrangements

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

Fixtures and Fittings

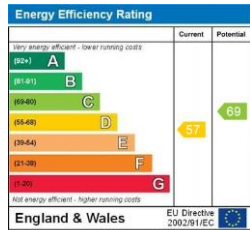
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

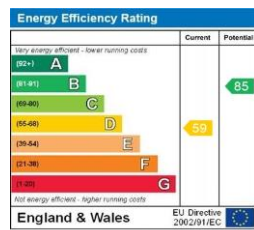
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North Warwickshire Borough Council - Tel:01827-715341
Council Tax Band – Goose Cottage- E
Council tax Band – The Coach House- B

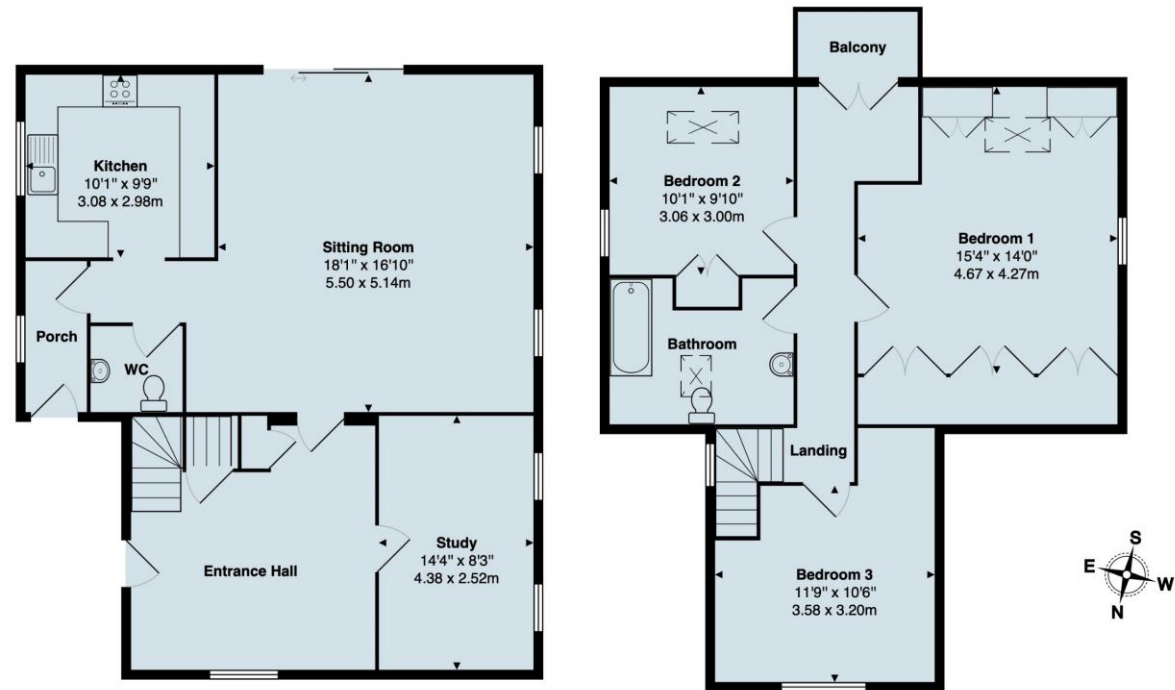


Goose Cottage EPC



The Coach House EPC

GOOSE COTTAGE FLOORPLAN



Ground Floor
Area: 787 ft² ... 73.1 m²

1st Floor
Area: 652 ft² ... 60.6 m²

Total Area: 1439 ft² ... 133.7 m² (excluding balcony)
All measurements are approximate and for display purposes only

Howkins & Harrison

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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.