



Cooperage Farm Old Road, Meriden, Coventry, CV7 7JP

Guide Price £999,000

Cooperage Farm is a Grade II listed detached property situated within a sought after village location. Set back on a quiet lane the property benefits from additional annexe accommodation, various outbuildings, planning permission on an existing barn and adjacent paddock land. The total plot extending to 5.47 acres. The property offers excellent scope for further development and improvements, an early internal viewing is strongly recommended.

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ACCOMMODATION DETAILS - GROUND FLOOR

Enter via a front porch leading into a dining entrance hall with staircase rising to the first floor, feature open fireplace and sash window to the front elevation. An inner hallway has doors leading off to:- sitting room with window to the front elevation, patio doors leading to the rear gardens, feature fireplace with log burner and a ground floor shower room/wet room with low flush WC, pedestal wash hand basin and window to the side elevation. a further door from the inner hallway leads off to a large kitchen breakfast room with the kitchen area having a range of eye level and base units, hard wood preparation surfaces with complementary tiling, Belfast sink unit with mixer tap over, tiled flooring, Rayburn oven with hot plates, door to outside and double opening doors leading through to the annex accommodation. Offering a versatile layout with sitting room and staircase rising to the first floor bedroom accommodation, ground floor bedroom and separate shower room/bathroom with roll top bath, low flush WC, pedestal wash hand basin and tiled wall surround.

FIRST FLOOR

From the dining room entrance hallway there are stairs leading to the first floor landing with doors leading off to three excellent size bedrooms, a further single bedroom and a family bathroom with roll top bath, low flush WC, pedestal wash hand basin and tiled wall surround. A second large landing with staircase rising from the annexe sitting room provides access to the annexe bedroom two having window to the rear elevation.

OUTSIDE, GARDENS AND GROUNDS

Outside the property has front and rear gardens, driveway leading to an extensive courtyard providing access to a large steel framed outbuilding with four bay roller shutter doors, power and light supply. There is a further outbuilding with planning permission for a separate one bedroom dwelling/annexe and there is a barn that has been converted into three self contained flats alongside a further outbuilding converted into a further one bedroom annexe. Adjacent to the property is paddock land, the total plot extending to 5.47 acres.

Local Authority

Solihull Council Tel:0121-704-8001.

Council Tax

Band - G

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison Tel: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.

Floorplan

Howkins & Harrison prepare these plans for reference only. They are not to scale.

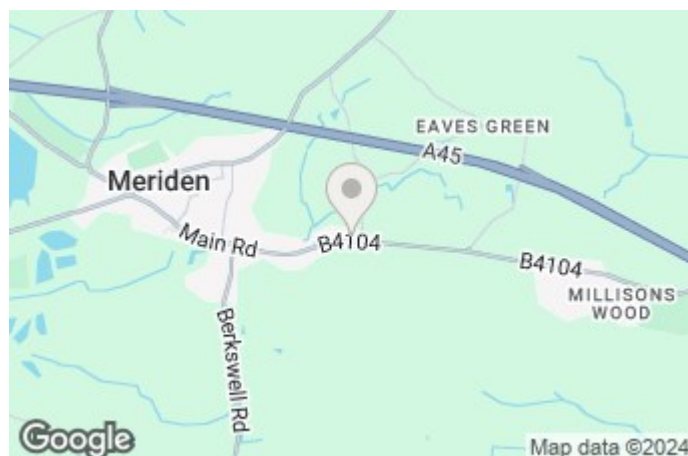
Additional Services

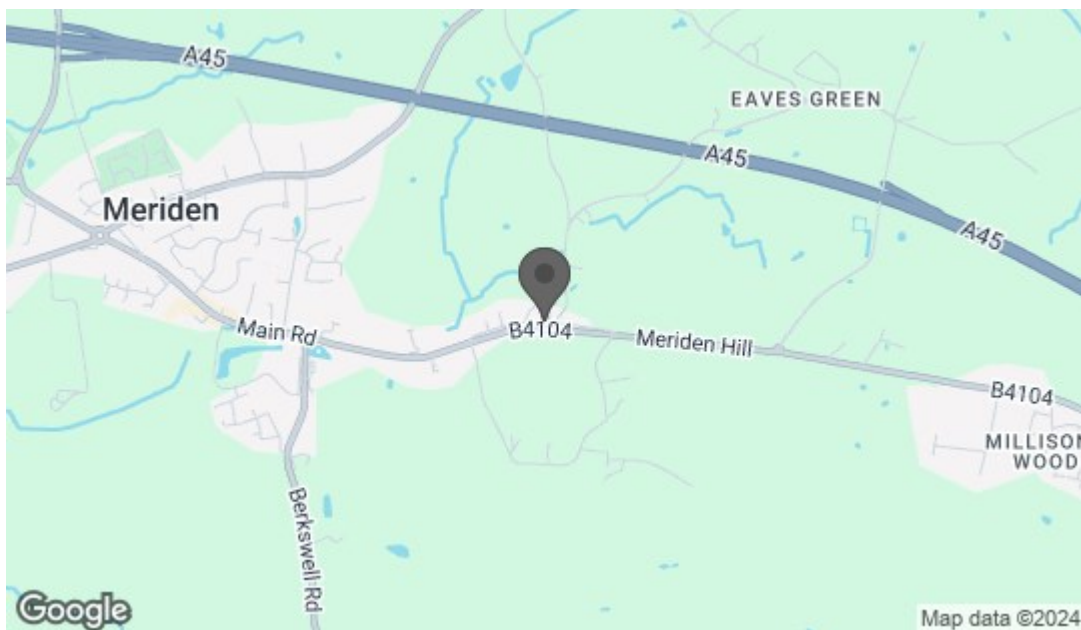
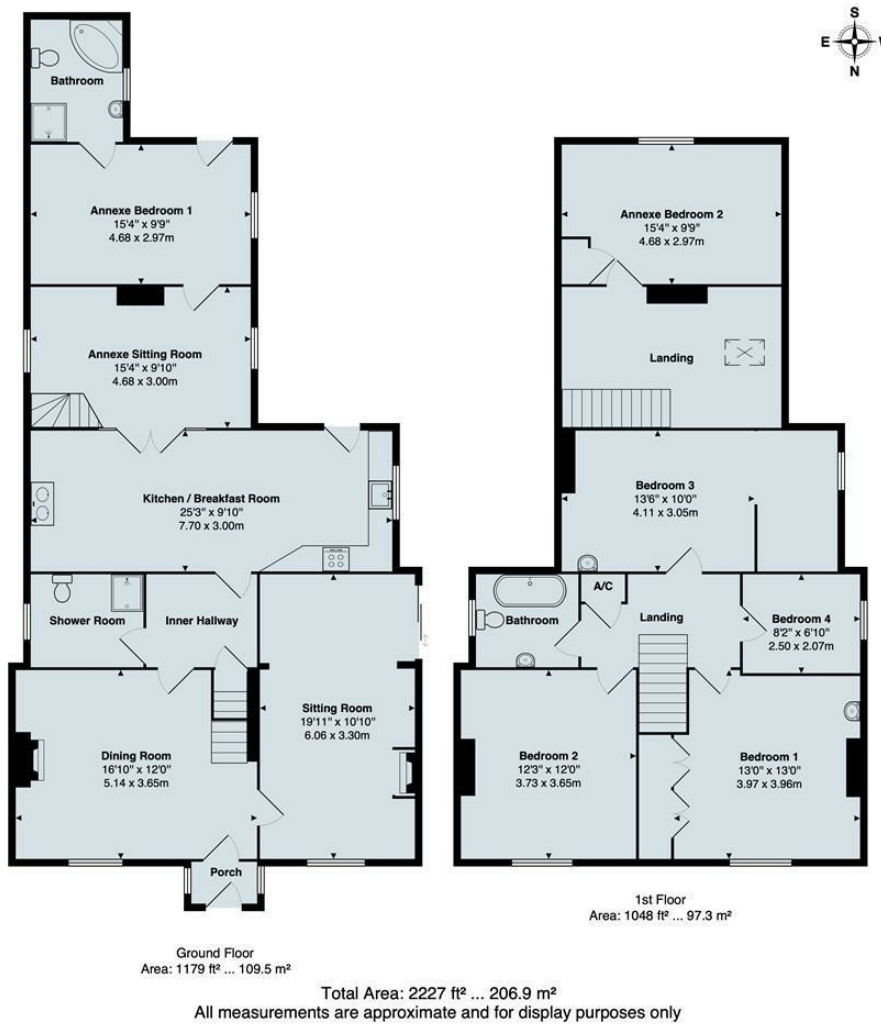
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Important Information

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.

LOCATION





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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