



Hipsley Paddock, Hipsley Lane, Hurley, Warwickshire, CV9
2HR

HOWKINS &
HARRISON



Hipsley Paddock,
Hipsley Lane, Hurley,
Warwickshire, CV9 2HR

Guide Price: £850,000

A unique opportunity to acquire a four bedroom property occupying a generous size 0.76 acre plot, situated within this idyllic position backing onto open fields.

Having well proportioned internal accommodation arranged over two floors extending to 2,571 sqft. In brief comprising, hallway, WC, three separate reception rooms, a large kitchen/diner and a useful utility room with stores and second WC. To the first floor there is a large landing with doors off to four double bedrooms, two shower rooms, a bathroom and a separate WC.

Externally the property has various outbuildings including car-port, barns, stabling, workshop, and stores. These offer an abundance of potential (subject to planning permission being obtained).



Location

The property is located in the village of Hurley. Local convenience stores are available in both Hurley and nearby Wood End with more comprehensive facilities found at Atherstone or in Coleshill. There is convenient access to junction 10 of the M42 motorway providing direct links to many Midlands road networks. The nearby Castle town of Tamworth with its excellent range of shopping and recreational facilities is just a short drive away and mainline railway stations are located in both Tamworth and Atherstone, providing direct routes into London and Birmingham.

Travel Distances

Atherstone - 5.3 miles

Coleshill - 7.1 miles

Tamworth - 7.8 miles

Birmingham Airport - 14.7 miles

Coventry - 13.6 miles



Accommodation Details – Ground Floor

The front door leads into and entrance hall with store cupboard off and further door into the main hallway with staircase rising to the first floor and door to cloakroom WC. The hallway opening into the family room with double glazed window to the rear elevation, log burner with tiled hearth, inset ceiling lighting and door into a separate dual aspect sitting room with double glazed French doors to the rear garden and double glazed window to the front elevation, with the log burner shared with the family room and inset ceiling lighting. To the right of the hallway is a large kitchen/breakfast room having a comprehensive range of bespoke quality eye level and base units with ample granite preparation surface, matching chef island, Aga with hot plates and ovens below, tiled flooring, and inset ceiling lighting. There are double opening doors to the outside and opening into a study with double glazed French doors to both the side and rear elevations, tiled flooring and inset ceiling lighting. A door then leads from the study into useful utility room fitted with a range of base units, ample work surface areas, double glazed window to the front elevation, door to side access and two doors leading into a separate store and cloakroom WC.





First Floor

The staircase rises from the hallway to a generous first floor landing with store cupboards and door to separate WC. Doors lead off to four excellent size bedrooms and a large luxury fitted family bathroom. Bedroom one has a range of fitted furniture and access into its own en-suite shower room, bedroom two a huge 23ft with a triple aspect has a range of fitted wardrobes. There is also a separate shower room available.

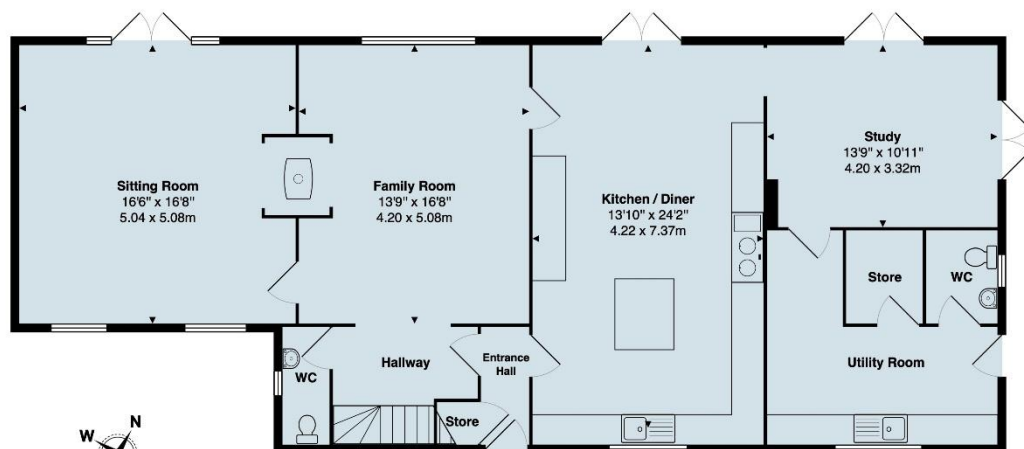
Features

- Delightful country property with a range of outbuildings
- Occupying a 0.76 acre plot enjoying countryside views
- Three separate reception rooms
- Large kitchen/diner and utility room
- Four excellent size bedrooms
- Family bathroom and two shower rooms
- Long driveway providing ample parking
- Well maintained gardens and grounds

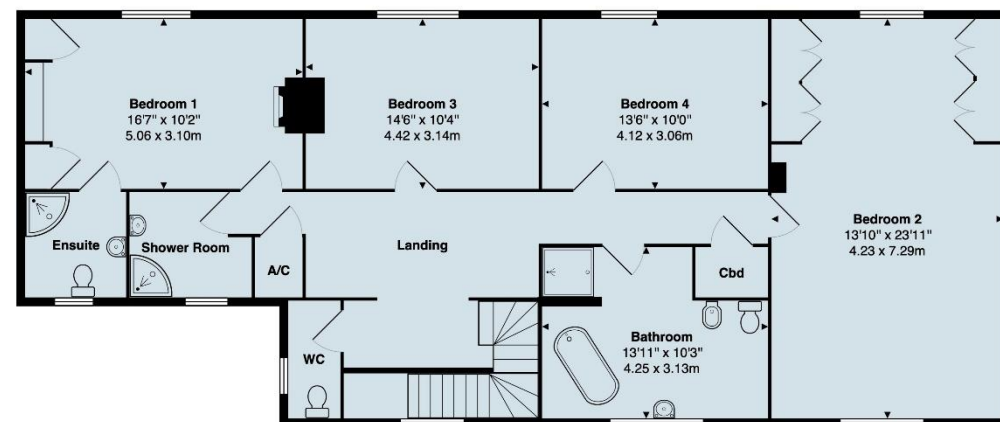








Ground Floor
Area: 1285 ft² ... 119.4 m²



1st Floor
Area: 1285 ft² ... 119.4 m²

Total Area: 2571 ft² ... 238.8 m²
All measurements are approximate and for display purposes only



Outside, Gardens and Grounds

To the front of the property, there is a driveway leading to ample parking for several vehicles and a vast range of outbuildings including a triple car-port, detached barn,, a store, two stables with adjoining store , workshop and further covered store, all offering further potential subject to planning permission. There are delightful rear gardens, mainly laid to lawn, backing onto open fields. The total plot extends to 0.76 acres.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Tenure & Possession

The property is freehold with vacant possession being given on completion



A rare opportunity to acquire a versatile family home with the option to enhance, extend or create a business opportunity.
(subject to the recommended approvals)

Viewing is highly recommended



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on [Tel:01827-718021](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

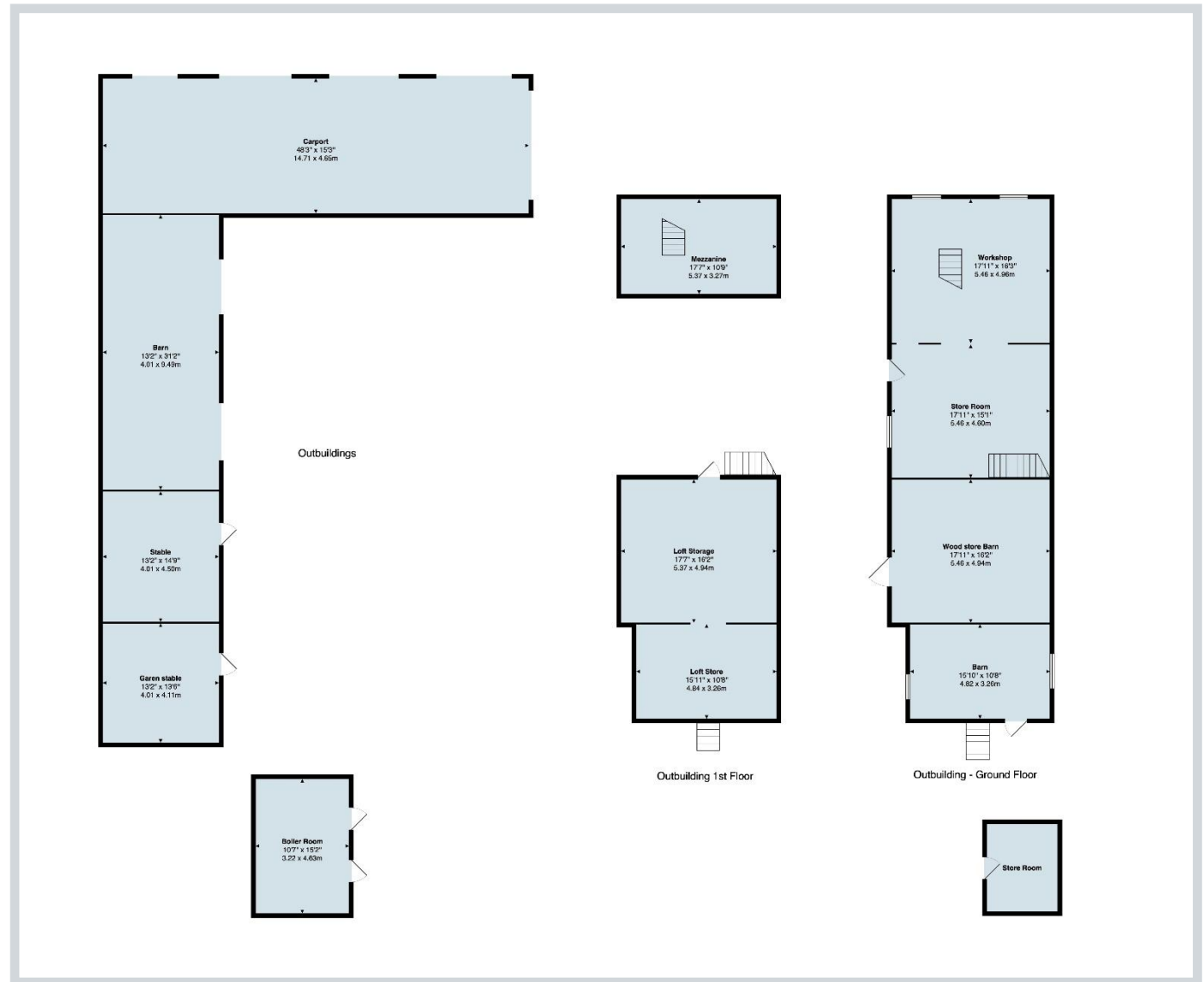
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

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

Council Tax Band- G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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.



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