



The Rectory, Rectory Farm Estate, Main Road, Baxterley, CV9 2LW

HOWKINS &
HARRISON



The Rectory, Rectory Farm Estate,
Main Road, Baxterley,
Warwickshire, CV9 2LW

Guide Price: £1,600,000

A substantial 8 bedroom period residence,
extending to 6000 sqft of internal
accommodation, with 11.83 acres of land.

The property has excellent equestrian
facilities and is located in an idyllic position
on the edge of Baxterley.

Features

- Substantial country residence
- Excellent equestrian facilities including Manège
- Four reception rooms
- Large split level conservatory
- 8 bedrooms (4 en-suite)
- Two principal bathrooms
- Formal side and rear gardens
- Detached stable block, hay barn, tack room
- Approached via gated entrance
- Sweeping driveway



Location

Baxterley is a small village and civil parish in the North Warwickshire district of Warwickshire. The property is situated close to Baxterley Church approximately one mile from the main part of the village, on the road towards Hurley Common and Wood End. The property lies in rural North Warwickshire and the city of Birmingham and market town of Tamworth are some 17 and 7 miles distant respectively. Junction 10 of the M42 motorway is within 3 miles and provides quick and convenient access to the midlands motorway network, the National Exhibition Centre and Birmingham International Airport and main line railway station.

Travelling distances

Atherstone - 4.4 miles

Lichfield - 14.8 miles

Sutton Coldfield - 12.7 miles

Birmingham international airport - 15.4 miles

Accommodation details - Ground Floor

A stone portico frames the main entrance door which leads into the imposing entrance hall, having windows to the front elevation with original shutters, ceiling cornice, polished wood flooring and staircase leading to the first floor, doors leading off to cloakroom/WC, large dual aspect split level sitting room having an attractive open fireplace with raised tiled hearth, sash windows to the front and rear elevation, ceiling cornice and door to small boiler room. From the main entrance hall a door leads through to the large inner hallway with arched display alcoves, concealed lighting and ceiling cornice, double opening doors lead into the conservatory which has inset ceiling lighting, double glazed windows and French doors opening onto the rear garden with views over the land. The drawing room has windows to the front elevation and has original shutters, ceiling cornice, arch display alcoves and large storage cupboard. The inner hallway has a further door leading into a lounge with double glazed bay window to the rear elevation again, overlooking the rear garden and an attractive



open fireplace with marble surround and mantle above. The kitchen/ breakfast room has a comprehensive range of eye level and base units, granite preparation surfaces, complementary upstands and a range of integrated appliances including two oven 'Aga', chef island, breakfast bar, ceiling spot lights and tiled flooring. An archway leads through to a useful utility area also having a range of eye level and base units, walk in pantry and steps leading down to the lounge/dining room which has polished wood flooring windows overlooking the rear garden and door to a shower room/ WC. The inner hallway has doors to the rear access and the rear garden, a secondary staircase leading to the first floor, door leading to the study with French doors to the garden, open fireplace and stone flooring.

First Floor

From the main entrance hall the staircase leads to a split level first floor landing with galleried balustrade, double glazed windows to the front and rear elevations, doors leading off to the principal master bedroom with double glazed bay window to the rear elevation enjoying countryside views, a range of fitted bedroom furniture, en-suite shower room, second master bedroom having built in wardrobes, windows to the front elevation and an en-suite shower room/bathroom. There are two further excellent size bedrooms which have en-suite facilities and an additional four excellent size bedrooms, three having a range of fitted furniture alongside two family bathrooms.













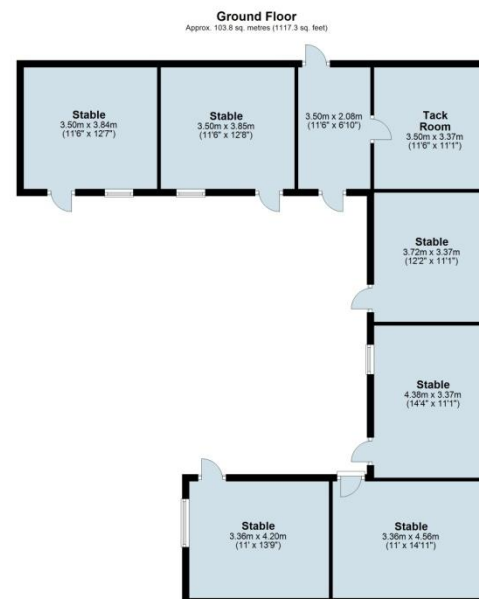
Outside, Outbuildings and Land

The principal access to the house and buildings is via gravelled drive with electric gates and intercom, and there is a separate access from the road leading into a stone surfaced yard behind the main stable block which offers ample space for parking horse lorries and trailers. The main drive leads to ample parking and turn space in front of the house, and there is a brick built double garage with electric door. There is a public footpath (little used) which runs down the left hand side of the drive, into land belonging to the neighbouring property, and then through the southern part of the land (shown approximately by the dotted line on the plan).

The land lies primarily to the west of the house, as can be seen on the plan on the rear of these particulars, and comprises a number of mainly flat and level paddocks divided by post and rail fencing, with a hard surfaced access track running to the southernmost fields. There is a 40m x 25m manège with sand and rubber surface, floodlighting and post and rail fencing. All paddocks have access to mains water troughs and there are two timber stables and a field shelter/hay barn in the field closest to the house.

To the eastern side of the house is the main stable block and two turnout paddocks. The C-shaped main stable block is of painted blockwork construction with a pitched roof, and surrounds a concrete courtyard, with a gravelled approach and further trailer/lorry parking area. The block comprises five stables (three being approx 12' x 12' and two being approx 14' x 11') together with a rug/feed room, secure heated tack room with saddle racks and tack hooks, and a 11' x 14' (approx) wash box with solarium. The feed room leads through to a timber framed hay barn to the rear, with two further stables and ample hay storage. To the rear of the stable block is a separate equipment storage shed, and there are a further two timber stables (one being a pony stable) in the turnout paddocks.

The equestrian facilities are well maintained and good quality, and have been used and enjoyed extensively by the current owners for their competition show jumpers and family horses. The property is well located for access to the midlands motorway network, which allows quick and easy access to regional and national shows and competition centres such as Weston Lawns (13 miles) and Solihull Riding Club (18 miles). Baxterley Equestrian Centre is very close by and there are a number of local riding clubs in the area offering local showing and competition.



Total area: approx. 103.8 sq. metres (1117.3 sq. feet)

Viewing

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

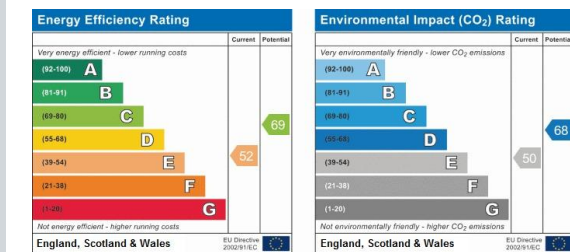
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North Warwickshire Borough Council - 01827 715341

Council Tax

Band - H



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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.

