



Workshop Farm, Main Street,
Withybrook, Warwickshire CV7 9LX

HOWKINS &
HARRISON

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The property includes a spacious four-bedroom farmhouse over 2,847sq ft, located down a long drive in a peaceful and secluded setting, set in over 20.99 acres (8.49ha). It has a range of outbuildings including agricultural barn and stables, offering the ideal equestrian, agricultural or lifestyle property. Withybrook village is a mile away with a host of amenities, while Rugby and Coventry are within commuting distance affording mainline train services to London.

Distances

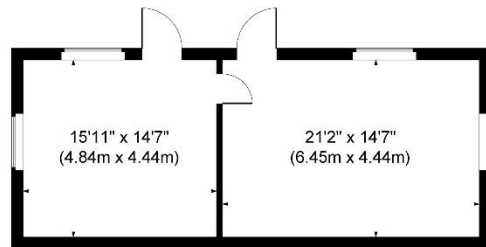
- Coventry - 8 miles
- Rugby – 10 miles
- Leicester – 17 miles
- Birmingham – 24 miles

Features

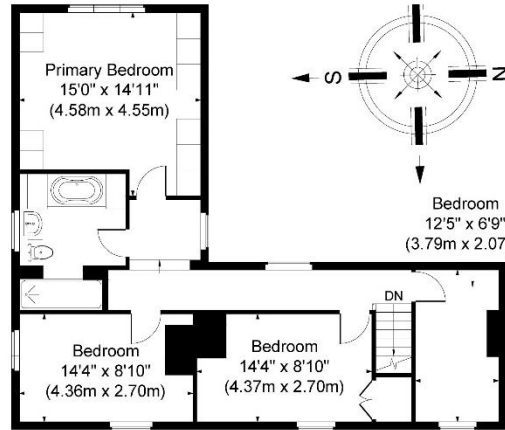
- Spacious four-bedroom property over 2,847sq ft
- Sweeping drive
- Large garden
- Rural Secluded Location
- Stables and Large Barn
- Range of outbuildings
- Well maintained fields/pasture
- Over 20 acres land



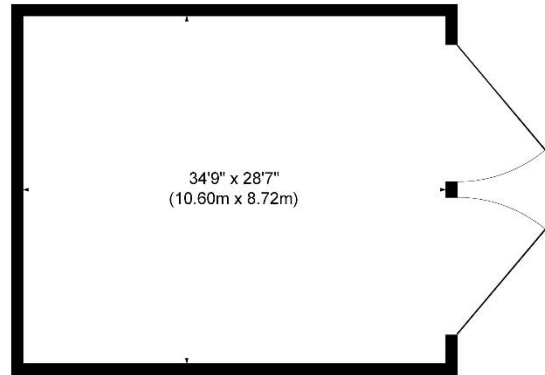
Workshop Farm, Main Street, Withybrook
 Approximate Gross Internal Area
 Main House = 265 sq.m/2847 sq.ft
 Outbuilding = 465 sq.m/5005 sq.ft
 Total = 730 sq.m/7852 sq.ft



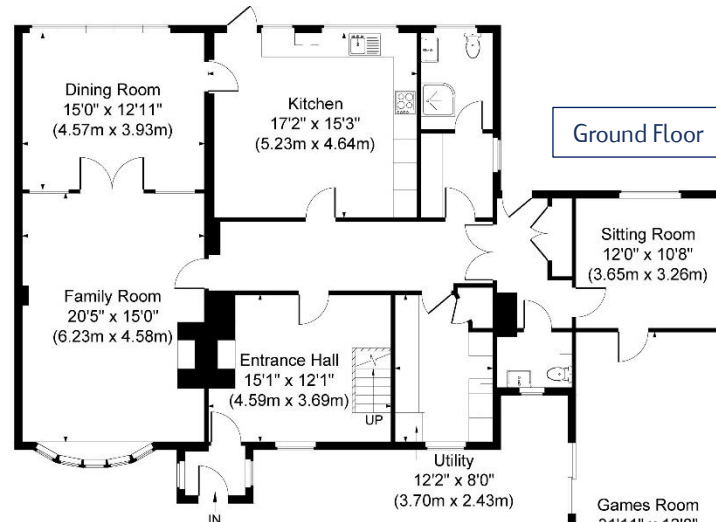
Outbuilding



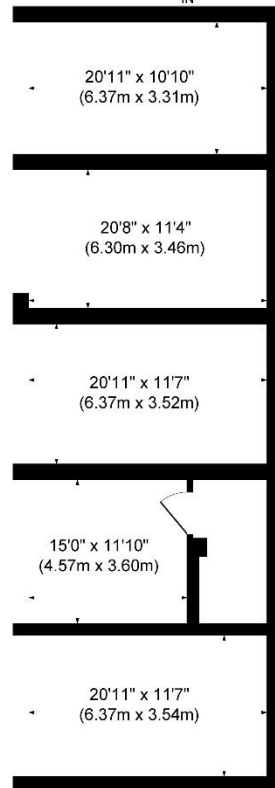
First Floor



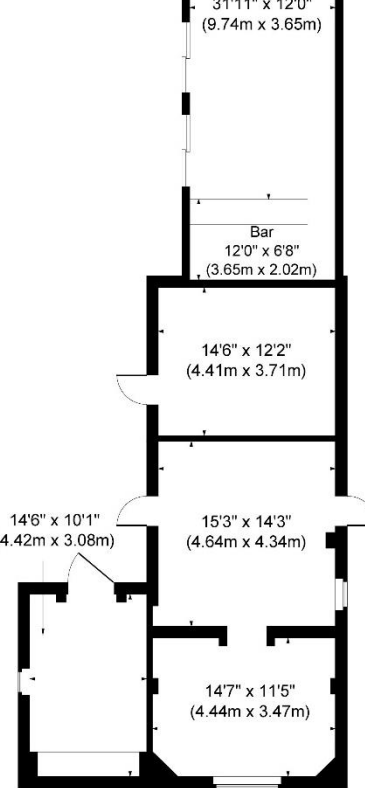
Outbuilding



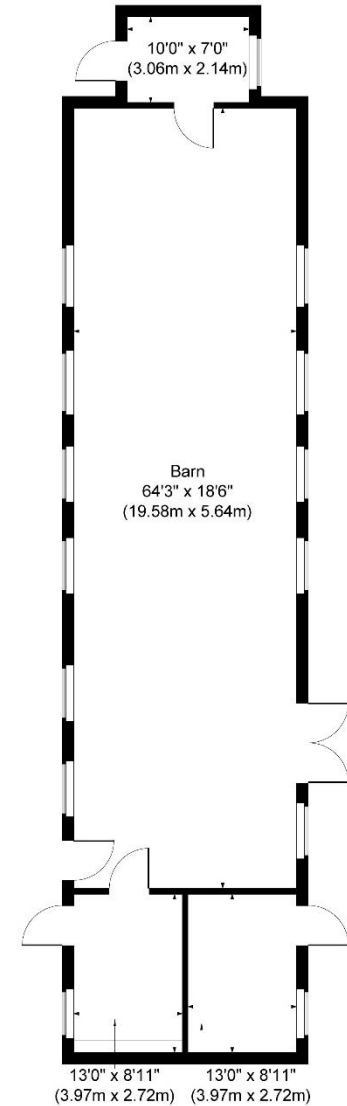
Ground Floor



Outbuilding



Outbuilding



Outbuilding

Situation

The property is located 8 miles from Coventry off the B4112, with good links to nearby towns and mainline trains to London in under an hour. It has easy access to the major road networks including the M6 and M69. There are a range of amenities within the local area including pubs, shops, doctors' surgery, and restaurants in the nearby village of Withybrook and Coventry.

There is an excellent choice of private and state schools within proximity to the property, the location is shown in greater detail on the site plan.

Description

The house is of traditional construction dating back to the 1800s, under a pan tile roof with UPVC double glazed windows providing ample natural light throughout. The property comprises of a large kitchen, dining room and living room with a further snug room and gas-fire. An extension to the side of the property affords a generous porch entrance, cloakroom, WC, and ease of access to the garden. This also extends to the games room which offers plenty of natural light and further scope to convert to an annexe subject to planning permission. The accommodation is provided over two floors with four bedrooms including Master bedroom and built-in cupboards on the first floor, with the benefit of two bathrooms. There is a lean-to green house on the side of the house, west facing.

There are a range of traditional and modern agricultural buildings (now used for storage) that offer scope for alternative use subject to planning. The property is approached via electric gates and a sweeping long drive, advantageously positioned for open countryside and views, set back from the road.





Outside

A well-maintained mown lawn and landscaped garden envelops the property, with mature trees providing ample seclusion. There is also a small pond located to the east of the property and several gates offer direct access from the yard to the fields. A potting shed and a range of modern and traditional farm buildings with a central courtyard offer potential for conversion to residential or commercial use, subject to obtaining the relevant planning permission.

In total, the yard and house are set in approximately 1.5 acres of grounds.

Measurements are approximate (source LandApp, OS maps) described as follows:

- Pitched Barn (10 x 8m) steel portal frame, block work walls under an asbestos/fibre cement roof with concrete floor and gated doors
- Former stables (19 x 7.5m) brick walls, open sided, under an asbestos roof with x5 stables
- Old Parlour (24 x 6m) steel portal frame, with brick walls and asbestos roof
- Former stables (12 x 4m) red brick construction with glass windows, used for storage
- Traditional Range (5 x 8m) timber frame with brick walls, dirt floor and original mangers
- Garage (6 x 7m) extends to the house with a games room (potential annexe or conversion potential STPP)
- Potting Shed (4 x 5m) of brick construction, located in the garden

The Land

The land extends in total to approximately 19.5 acres (7.49ha) split across four fields, with the majority down to pasture, bordered by mature hedgerows and post and rail fencing. There is approximately 1 acre of mature woodland between the fields.

According to Natural England the land is classified as Grade 3 on the Agricultural Land Classification Maps with loamy over freely draining, slightly acid but base-rich soil which is suitable for grassland and cereals.

Two gates from the yard lead directly to the fields.
The boundaries of the land are shown edged red.

Planning

The property is located in the open countryside within the green belt. Rugby Borough Council are due to commence review of the local plan during 2023 with an expected timescale for adoption of the new local plan in 2025/26.

Tenure & Possession

The property is sold freehold with vacant possession. We are not aware of any restrictions or onerous conditions affecting the property and advise you instruct your solicitor to check the title, contract, and conditions prior to any purchase.

Title Numbers

WK250950

WK250951

WK272631

WK304580

EPC Rating

The current EPC rating 36F with a potential to be 74C.





Council Tax

Council tax band G, amount payable for 2023/24 being £3,484.10.

Parish

The property lies in the Parish of Wolvey, with some of the land to the North of the property falling under Wolvey parish.

Services

The property is connected to mains water and electricity, with private drainage and gas supply. Additionally, there is an auxiliary power supply powered by diesel generator. Purchasers should note it is their specific responsibility to investigate the availability of services.

Rights of Way

We understand a footpath crosses part of the land from North to South along the field boundary. The property is sold subject to the benefit of all public footpaths, wayleaves, easements, and public rights of way that may exist. We advise potential purchasers to instruct their solicitor to make formal enquiries on these matters.

Sporting, Timber & Mineral Rights

All rights are believed to be held with the freehold owner and will be included within a sale of the land. We advise purchasers to instruct their solicitor to confirm the same.

Lotting and Availability

The property will be offered for sale by private treaty as a whole. The vendor reserves the right to offer the property for sale in any order other than that described in these particulars, to sub-divide, amalgamate or withdraw the property from sale without prior notice.

Boundaries & Fencing

Boundary ownership where known is marked on the site plan in red.

Viewing

Please contact the Rugby Office on 01788 564680 to arrange a viewing, strictly by appointment.

Local Authority

Rugby Borough Council Tel. 01788 533533
Severn Trent Tel. 0800 783 4444
Network Rail Tel. 0800 096 3080

Anti Money Laundering Regulations

We are required under due diligence, as set up under HMRC, to take full identification (e.g., photo ID and recent utility bill as proof of address) of a potential purchaser upon submitting an offer on a property.

Method of Sale

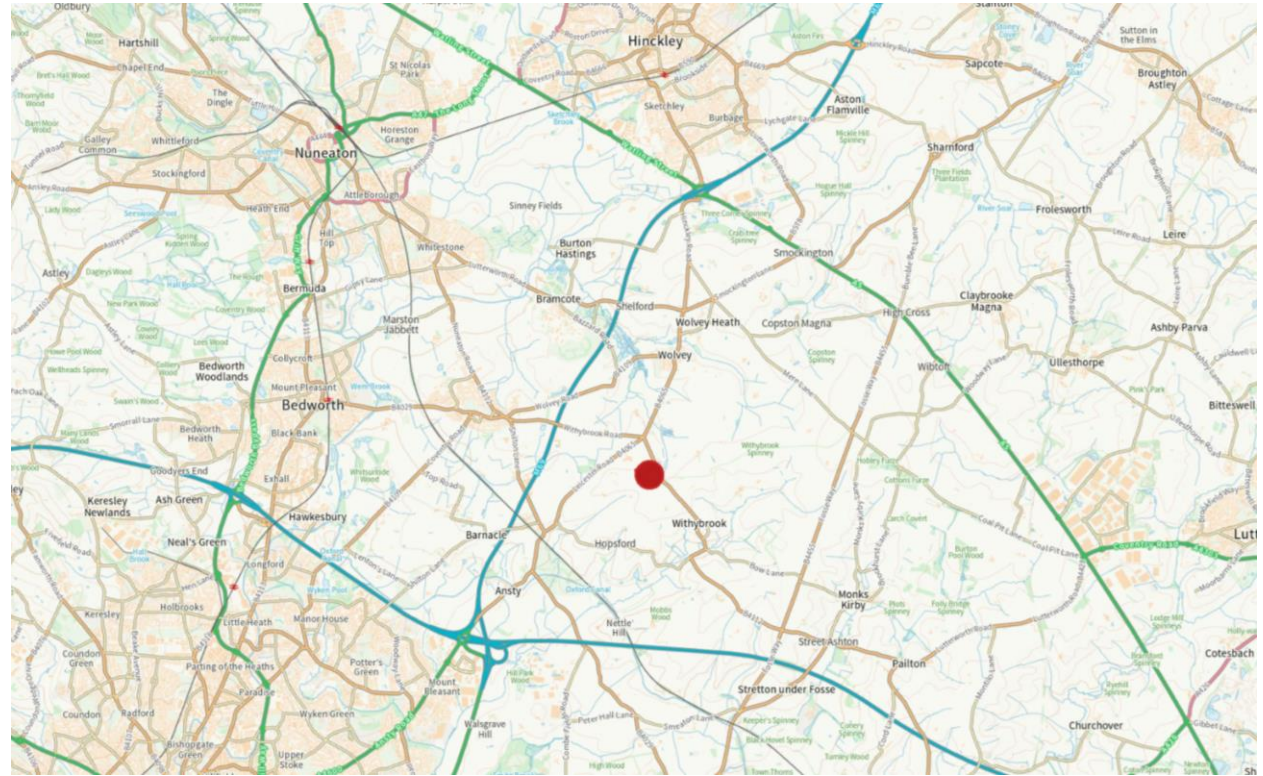
The property is sold via private treaty.

Plan, Area, Description and Measurements

The plan, area and description are believed to be correct in every way but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.

Fixtures and Fittings

Only those items specifically mentioned in the sales particulars are included within the sale or the items are specifically excluded.



Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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