



13 The Small Holdings, Stoneleigh Road, Baginton, Coventry, CV8 3BA

HOWKINS &
HARRISON

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Stoneleigh Road, Baginton,
Coventry, CV8 3BA

Guide Price: £700,000

This is a unique opportunity to purchase a three bedroom, detached property with double garage occupying a plot of just over 12 acres. The property requires modernisation throughout and is offered to the market with no onward chain.

Features

- Three bedrooms
- Lounge/dining room
- Kitchen/diner
- Double glazed windows
- Electric storage heaters and radiators
- Calor gas feeding to gas fire
- Potential to upgrade
- Rear garden
- Double garage
- Ample off-road parking
- 12 acres of land
- No onward chain



Location

Baginton is a village and civil parish in the Warwick district of Warwickshire and is four miles south of Coventry city centre and seven miles north of Leamington Spa. Coventry Airport, the Lunt Roman Fort and the ancient 'Baginton oak' tree are within the village, whilst the Midland Air Museum and Electric Railway Museum are just outside Baginton. The road from Baginton to Southern Coventry passes over the River Sowe near an old mill, which is now inhabited by a restaurant and hotel called The Old Mill. The Church of St John the Baptist is situated in the old part of Baginton. A scenic footpath starts near the church and leads to Stoneleigh. Baginton is ideally placed for access to major road networks including the A45, A46 and M6. Regular train services to London Euston are available at nearby Coventry and Rugby which take just under 50 minutes from Rugby Station (13 miles).



Ground Floor

Access to the property can be gained either from the front or side door. Main access is from the side, with a wooden door opening into a spacious entrance hall with part glazed roof and doors leading through to the living accommodation. The spacious, open plan lounge/dining room is located to the front aspect, with multi aspect windows affording plenty of natural light. A feature fireplace with gas fire inset provides a focal point to the room. Doors provide access through to a useful storage room, which could make an ideal space for cloaks and shoe storage, and to an inner hallway, with stairs leading to the first floor and a further door giving access to the outside. The kitchen/breakfast room also benefits from multi aspect windows to both side elevations. The kitchen comprises of a range of base and eye level units with complementary worktops over. There is space for a freestanding cooker, washing machine and fridge/freezer. The family bathroom is located on the ground floor and is fitted with a suite comprising of a pedestal wash hand basin, WC, panelled bath and a separate shower cubicle, finished with tiling to the floor and part tiling to the walls.



First Floor

The first floor landing benefits from a window to the front elevation and doors leading to the three bedrooms. The principal bedroom is generously sized with an original feature fireplace, an over stairs storage cupboard and a window to the side elevation which provides views over the neighbouring field. There are two further bedrooms, both of which boast views over the property's land with one featuring an original fireplace.



Outside

In all, this property occupies a plot of just over 12 acres with gated access from the public highway. The generously sized driveway offers ample off-road parking for numerous vehicles, in addition to a double garage which is one large space inside with two manually operated up and over doors. The driveway continues along the side of the property leading to the rear, which in turn provides access to the garden area and the land beyond, where there are a number of fenced paddocks, ideal for keeping livestock and animals, and four pigsty's which are found in a dilapidated state. A small courtyard area has been created where there is a low height door, providing access into a small outbuilding. There is further access to the land from the roadside.

Agents note

A Septic tank is located in the rear garden close to the roadside which gives easy access and has been recently emptied.



Viewing

Strictly by prior appointment via the selling agents. Contact
Tel:01788-564666.

Fixtures and Fittings

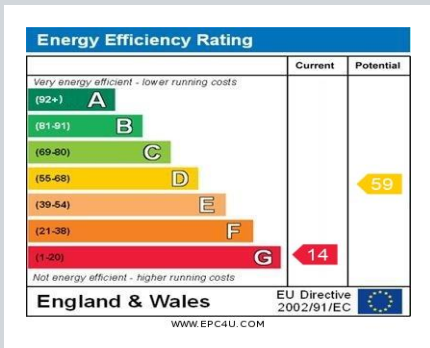
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

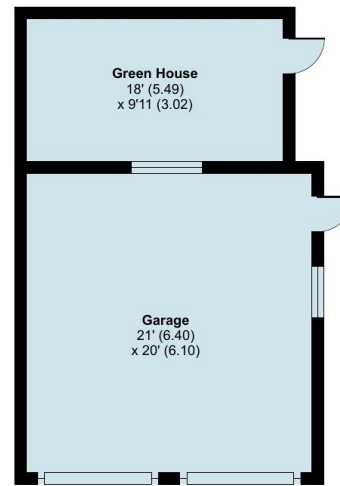
Warwickshire County Council. Tel: 01926-410410.
Council Tax Band – D.



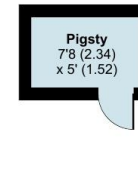
Stoneleigh Road, Baginton, Coventry, CV8

Approximate Area = 1166 sq ft / 108.3 sq m
Garage = 420 sq ft / 39 sq m
Outbuildings = 218 sq ft / 20.2 sq m
Total = 1804 sq ft / 167.5 sq m

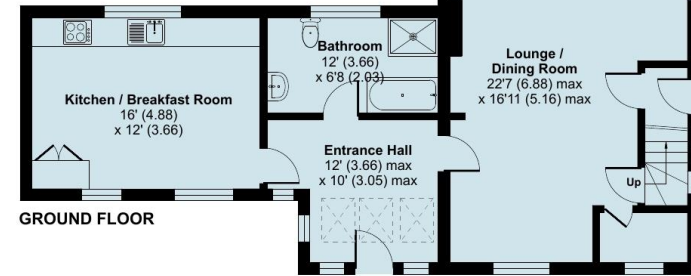
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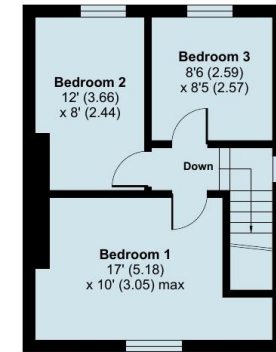
GARAGE / OUTBUILDING 1



OUTBUILDING 2



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Howkins & Harrison. REF: 1074718

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