

THE GRANARY Fox Covert Farm, Upton Lane, Stoke Golding, Warwickshire CV13 6EU Price Guide £750,000



- A Versatile Attached Four Bedroom Barn Conversion with Equestrian Facilities
- Barn with Four Internal Stables ● Mainly Flat Paddock Grazing ● Approx. 3 Acres In All
- Further Land Available By Separate Negotiation (up to c. 29 Acres)
 - Ample Vehicle Parking ● Surrounded by Countryside
 - Central Location with Good Road Links

REF AR8006

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:

Stoke Golding 1 miles • Hinckley 3 miles Nuneaton 5 miles • Coventry 13 miles
Leicester 16 miles • Close Proximity to A5, M69, M42

A versatile, attached four bedroom barn conversion set in approx. 3 acres ideal for equestrian use having modern barn with four internal stables and paddock grazing land, in a rural location yet with excellent accessibility.

The property has been utilised as a family home for the owners, their dogs and horses, and the vendors have been operating a canine home boarding service which is licensed for up to six dogs. The goodwill of this business could be made available to the purchaser.

Stoke Golding is a popular village with great facilities including a café, farm shop, primary school, pubs and church. Ashby Canal is nearby offering recreational services. There is a mainline railway station at Nuneaton with a direct line to London. The property is situated on the Leicestershire/Warwickshire border and offers good accessibility to the surrounding area, with a full range of services available nearby in Hinckley, Nuneaton, Coventry and Leicester.

The prestigious competition venues of Newbold Verdon Equestrian Centre and Weston Lawns are within easy reach.

THE RESIDENCE

A four bedroom barn conversion benefitting from double-glazing, solar panels and oil-fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

Steps at the front of the property lead up to an **Entrance Porch** with fitted storage, a tiled floor and a door to the **Kitchen Breakfast Room** which is fitted with a range of wall and base units with worksurfaces, 1½ bowl sink with mixer tap, integral dishwasher, fridge freezer and a Rangemaster dual fuel cooker with extractor. There is a useful understairs storage cupboard, tiled flooring and double doors with step down to the **Lounge**.

The spacious **Lounge** is a fantastic entertaining space, with a high vaulted ceiling and exposed timbers. There is a brick fireplace with a logburner on a tiled hearth. Double doors with two full length windows to either side and fitted blinds, open out to the **Garden**. A door leads directly into a **Downstairs Bedroom** which has access via a drop-down ladder to a boarded loft space with power and light. A second door from the **Lounge** leads into a **Lobby** with fitted shelving, that leads on to a second **Downstairs Bedroom**.

Also accessed off the **Kitchen** is a **Rear Hallway** with stairs rising to the first floor and **Cloakroom** with WC and wash hand basin, oil-fired boiler, solar panel controller and plumbing for washing machine. A barn style door leads outside to the **Rear Communal Courtyard**.

To the **First Floor** there is **One Bedroom** and a **Family Bathroom** with bath, shower cubicle, WC, wash hand basin in vanity unit, airing cupboard and heated towel rail. A set of stairs rise from the **Landing** to the **Second Floor**, where there is a **Principal Bedroom** with skylights and exposed beams. Nb. There are some sloping ceilings to this room.





OUTSIDE, OUTBUILDINGS & LAND

The driveway approach is a shared access with rights of access at all times, for both The Granary and the neighbouring property. The area to the rear of the barn conversion is a **Communal Courtyard** with a path to the private **Parking Area** and gravelled **Driveway** at the side of the property which provides ample vehicle parking.

The lovely **Gardens** include a spacious **Patio Entertaining Area** and lawns with borders containing mature flowers and shrubs.



The **Outbuildings/Equestrian Facilities** comprise the following, please see the floorplan for approximate sizes.

Three Bay Barn 13.2m x 11.6m (43'4 x 38') steel framed with roller shutter door to each end as well as personnel door, power, light and water supplies. There are **Four Internal Stables** each 3.6m x 3.6m (12' x 12') all with rubber matting.

The Land is divided into **Three Good-Sized Paddocks**. There are also **Two Smaller Paddocks** which have previously been utilised for lambs/chickens.

There is a **Hard-Standing Area** with space for a 7.5 tonne horsebox



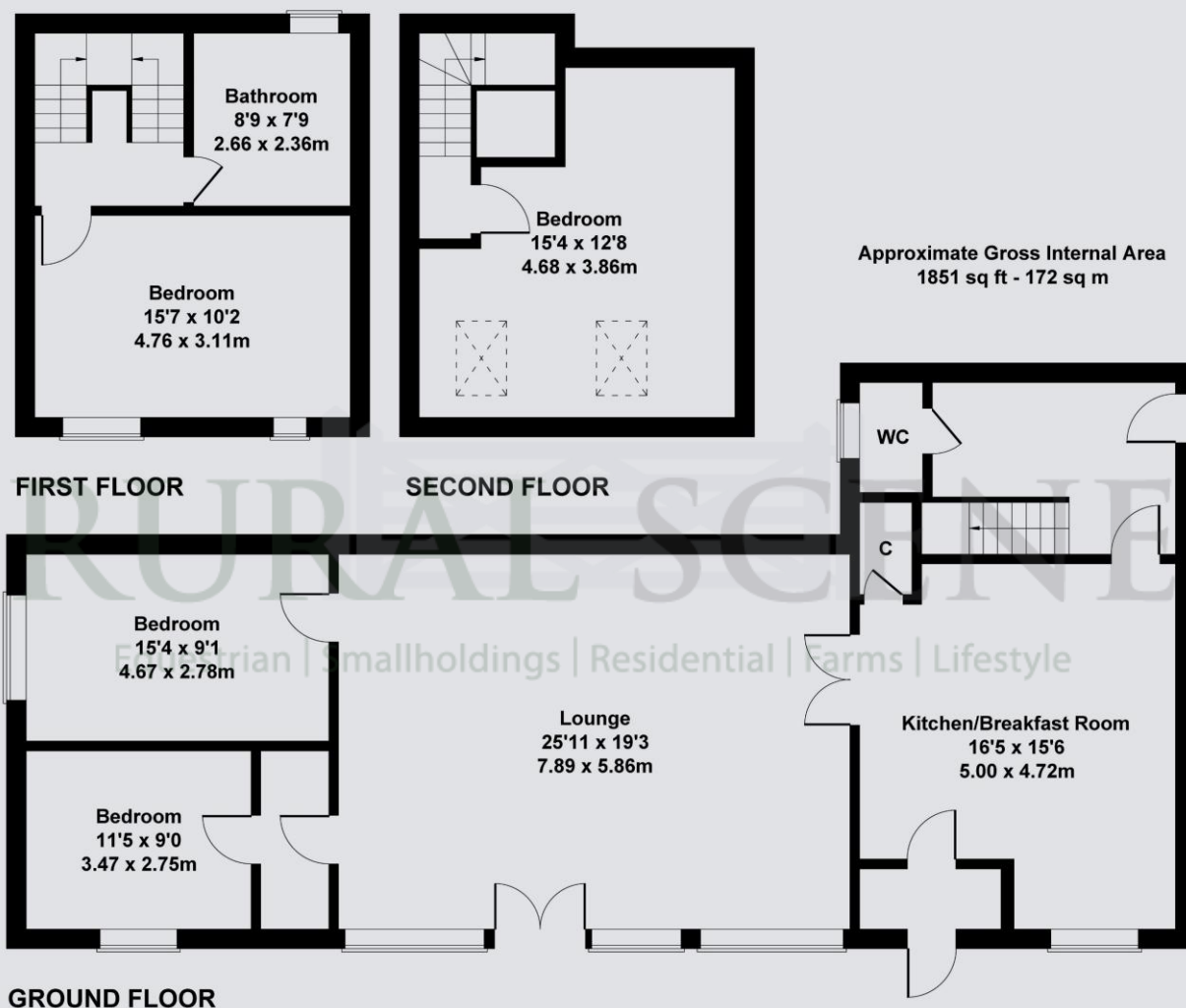
IN ALL APPROX. 3 ACRES (About 1.2 Hectares)

The vendors have **Further Adjoining Land** which is available, in part or in full, by separate negotiation (up to c. 29 acres), please contact the Agent's for more details.



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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

HINCKLEY & BOSWORTH BOROUGH COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, SOLAR PANELS (OWNED BY THE PROPERTY), CCTV, BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold

ENERGY RATING D

COUNCIL TAX E

DIRECTIONS

From the A5 at Nuneaton head north west on the A5 and at the Redgate junction take the third exit onto Atherstone Road (A444). After approx. 1 mile turn right onto Fenn Lanes, then turn right again onto Upton Lane. After a further approx. ½ mile, the property will be identified by our For Sale board.

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited THE GRANARY but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

