



Lavender Hall Lane, Berkswell, Coventry

---



# Baileys, Lavender Hall Lane

## Berkswell CV7 7BL

A lovely countryside home with much potential sat in glorious gardens with a wonderful brick-built barn and garage.

Berkswell Railway station 1.4 miles, Balsall Common 1.8 miles, Knowle 4.2 miles, Hampton-in-Arden 4.3 miles, Barston 4.8 miles, Birmingham International Airport/NEC 6.1 miles, Solihull 8.4 miles, Royal Leamington Spa 12.2 miles, Central Birmingham 14.9 miles, (all distances are approximate)



**Offers in excess of:** £750,000

**Tenure:** Freehold

**Local authority:** Solihull Metropolitan Borough Council

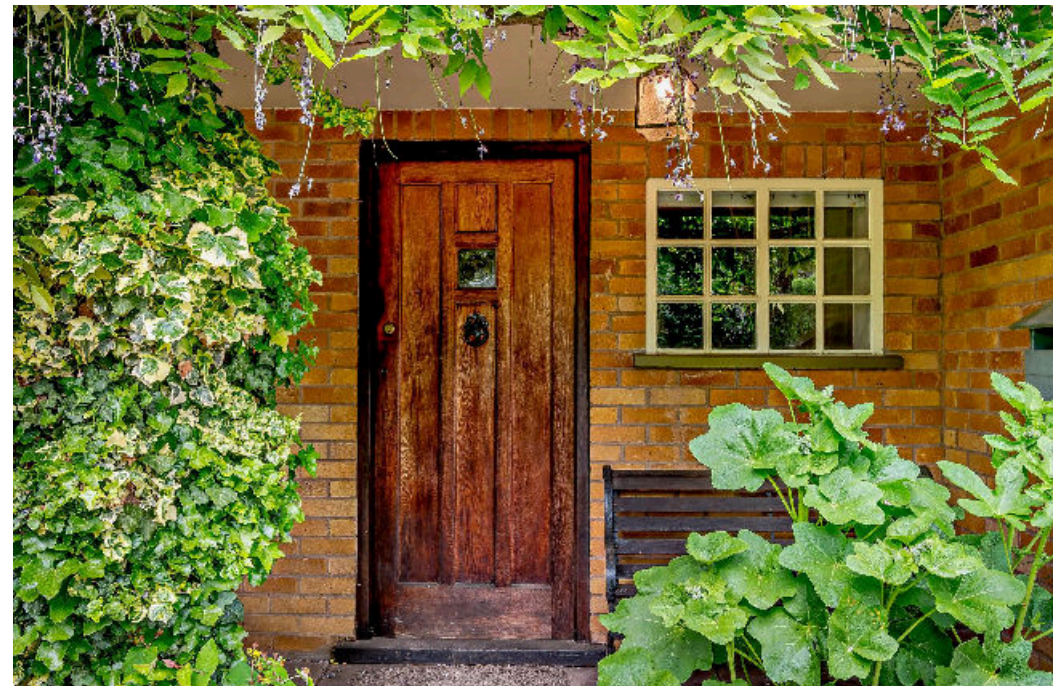
**Council tax band:** F

## Location

Baileys is located in the delightful village of Berkswell. The village has a primary school, a church, a public house and a railway station, and is only 1.8 miles from Balsall Common. The Barn at Berryfields is only 1.6 miles away with a lovely farm shop and restaurant.

The larger villages of Barston, Hampton-in-Arden and Meriden, are easily accessible as are Solihull, Kenilworth and Leamington Spa. Solihull town centre has an excellent range of shopping facilities, including the Touchwood Shopping Centre, restaurants, bars and cinema complex.

A wide range of state and private schools in the area suit most requirements, including Solihull School, Warwick Prep and Public School and King's High School for Girls in Warwick, Arden School in Knowle, Bablake and King Henry's in Coventry. Balsall Common School was rated Outstanding by Ofsted.



## Baileys

Is approached directly from the pretty Lavender Hall Lane which sits within the Berkswell Conservation Area. This delightful family home with a magnificent purple wisteria to the front was built in 1956 and offers wonderful, countryside living set in 0.28 acres of garden with the benefit of amenities close by.

A wooden gate opens to the gravel driveway providing parking for multiple vehicles and access to the large single garage. The mature planted borders provide privacy and level lawn to either side flows around to the rear gardens.

The front door opens to the entrance hall where doors radiate to the principal reception rooms. The delightful parquet floor adds depth and warmth. A staircase rises to the first floor landing area.

The triple aspect drawing room is flooded with natural light. French doors open to the pretty rear garden and a feature stone open fireplace creates a superb focal point.

The home office/study sits at the front of the house. The large walk-in bay window provides ample natural light and lovely views of the front garden and drive.

The farmhouse-style kitchen/breakfast room is fitted with a range of solid wood cupboards with tiled worksurfaces over. The quarry tiled floor is a lovely feature. There is open, Welsh dresser-style shelving to one wall. A large window provides ample light and a half-glazed door leads out to the delightful gardens. There is also a large walk-in pantry. The kitchen flows into the dining room also with rear garden views.



Entrance hall



Drawing room



Lovely large reception room  
flooded with natural light.



Kitchen/breakfast room



Dining room



Kitchen/breakfast room



Kitchen/breakfast room



Home office/study

Light and bright  
rooms throughout.



Principal bedroom

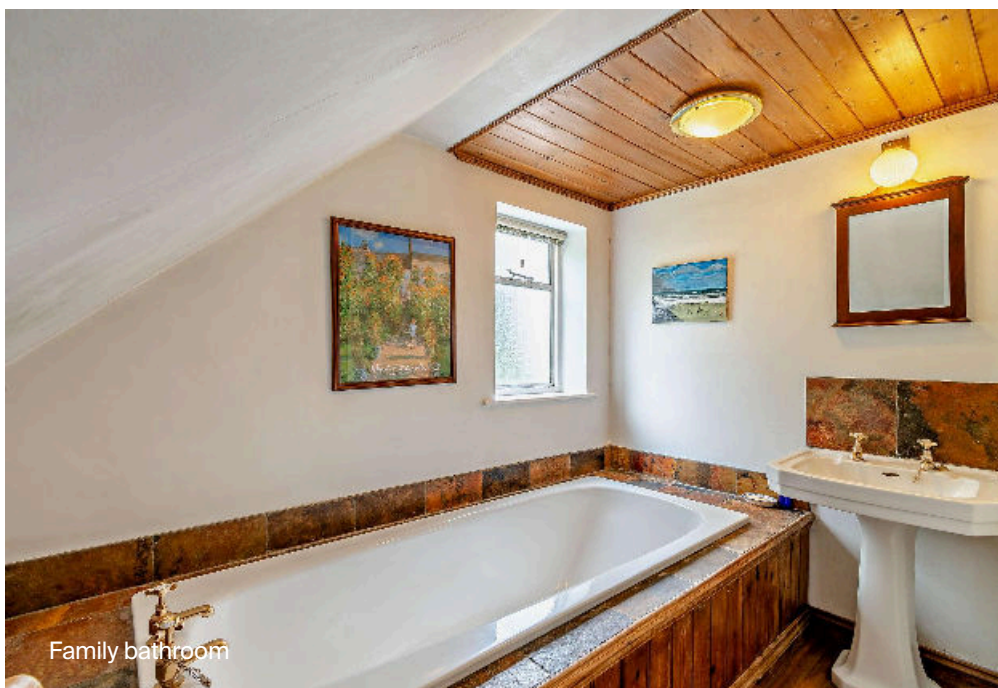
## Upstairs

Stairs rise from the entrance hall to the first floor landing area. From here all three of the bedrooms are accessed along with the family bathroom, shower room and separate WC.

The principal bedroom is light and bright with a dual aspect and views to the front and side. Two large built-in cupboards provide ample wardrobe storage.

Bedroom two also enjoys a dual aspect and has the benefit of a built-in cupboard for wardrobe storage.

Bedroom three is the smaller of the three bedrooms. There is a delightful recessed nook to the wall creating a superb feature and a built-in cupboard providing wardrobe storage.



Family bathroom



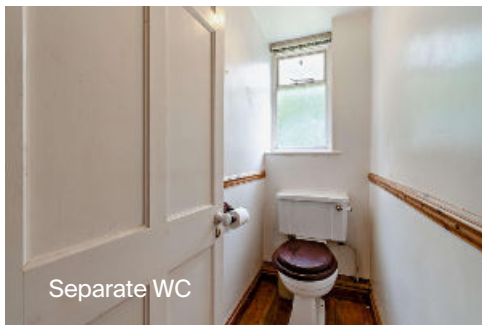
Bedroom two



Bedroom three



Shower room



Separate WC



Principal bedroom

The bedrooms all have built in cupboards for wardrobe storage.

## The Barn

This wonderful and traditional red brick, one-up-one-down barn is simply idyllic and full of character. With its pretty courtyard patio, there is much scope and flexibility in its use. Dark wood beams and a log-burning stove add to the charm. Currently used as a garden hobby room this space would make a very inspiring artist studio or even a quaint, romantic getaway for Airbnb.

## Gardens

Extending to 0.28 acres the gardens are delightful and wrap around the house. Mature planted borders with trees interspersed throughout and ample lawn for children to play this magical oasis is the perfect example of an "English country garden".

## Services

Mains water (metered), electricity, gas and drainage



The Barn



The Barn first floor



The Barn ground floor







**Lavender Hall Lane, Berkswell, Coventry, West Midlands**

**APPROXIMATE GROSS INTERNAL FLOOR AREA**

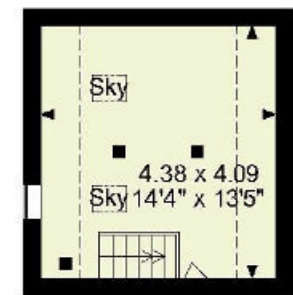
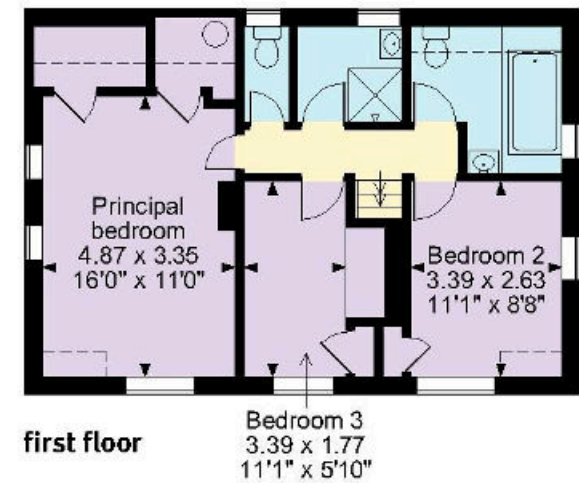
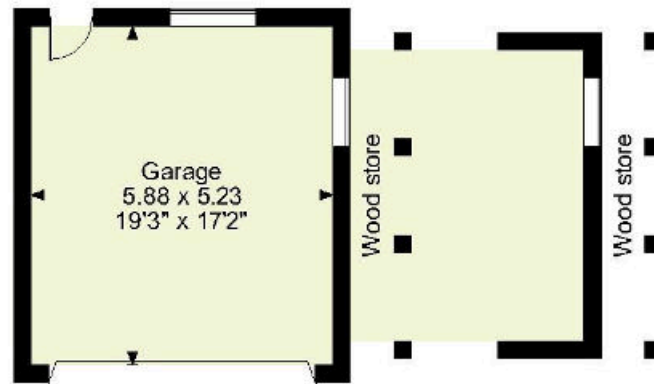
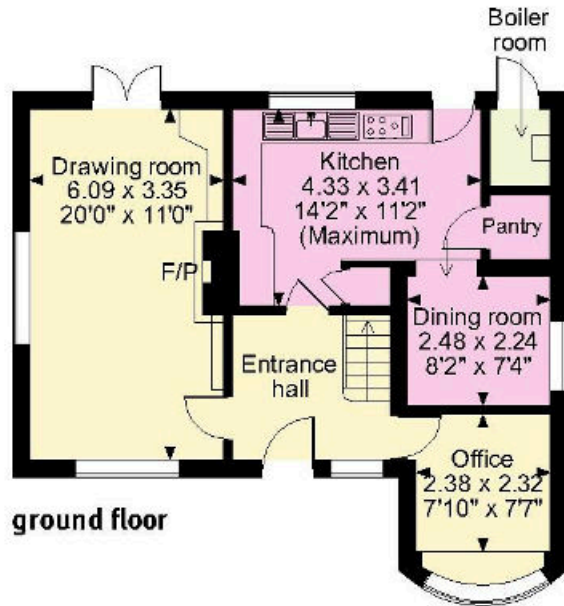
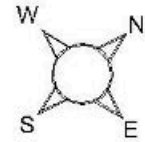
**Main House = 108sq.m (1,166sq.ft)**

**Garage = 31sq.m (331sq.ft)**

**Barn = 30sq.m (320sq.ft)**

**Open Wood Store external area = 20sq.m (220sq.ft)**

Quoted Area Excludes 'External Boiler room'



□□□ Denotes restricted head height



**Knight Frank**  
**Birmingham**  
103 Colmore Row  
Birmingham B3 3AG

[knightfrank.co.uk](https://www.knightfrank.co.uk)

**I would be delighted to tell you more**

**Sarah Briggs**  
0121 392 7846

[sarah.briggs@knightfrank.com](mailto:sarah.briggs@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2023. Photographs and videos dated June 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.