



Beckfield Lodge Farm  
Breach Oak Lane | Corley | Coventry | West Midlands | CV7 8AW

FINE & COUNTRY

# BECKFIELD LODGE FARM

---

Welcome to Beckfield Lodge Farm – A Truly Exceptional Family Home with Breathtaking Views







On arrival at Beckfield Lodge Farm, you are greeted by a private electric sliding gate, offering an immediate sense of seclusion and security. The substantial driveway leads to a double detached garage, complete with electric shutters, power, light, and an electric charging point. Above the garage, there's a versatile space that could easily be converted into an annex or home office, offering endless possibilities for extended family living or business use.

Step inside the grand entrance hall, where high ceilings, oak doors, and flagstone tiles set the tone for the stylish interiors that follow. A downstairs cloakroom is conveniently located, and the staircase leads to the first floor, where a wealth of space and light await.

To the right, the games room, with double-glazed windows to both the front and side, offers an ideal space for a second lounge, home cinema, or playroom. The recessed lighting and bar table add to the room's entertainment potential.

The generous lounge is flooded with natural light, thanks to windows on both the side and front aspects. A twin multi-fuel stove creates a warm and inviting focal point, while the open-plan design allows sight-lines into the heart of the home: the kitchen, breakfast, and family room. This stunning space is perfect for modern living, with sliding doors on both sides framing outstanding views of the surrounding countryside. The kitchen is a chef's dream, featuring granite work surfaces, including a large island, high-specification appliances, recessed lighting, and flagstone flooring. There is also a handy downstairs shower room, a dedicated office, a laundry room, and a boot room – ideal for busy family life.

Upstairs, the spacious landing is bathed in light, thanks to large windows and a vaulted ceiling with skylights.

The first-floor features four bedrooms with their own ensuites, two of these having the added benefit of walk-in dressing rooms along with a versatile room which could either be used as bedroom five or a further dressing room, to suit the owner's needs.

The entire top floor is a private wing, offering a luxurious suite with a large bedroom, dressing room, and en-suite – perfect for a teenager, au pair, or guest suite.

Outside, the well-established garden is a true retreat, with a variety of mature trees, shrubs, and a neatly manicured lawn. The stunning countryside views are visible from every angle, creating a tranquil and picturesque setting for family life.

Offered to the market with no onward chain, Beckfield Lodge Farm is a rare and exceptional property that promises space, style, and the very best of country living.

























































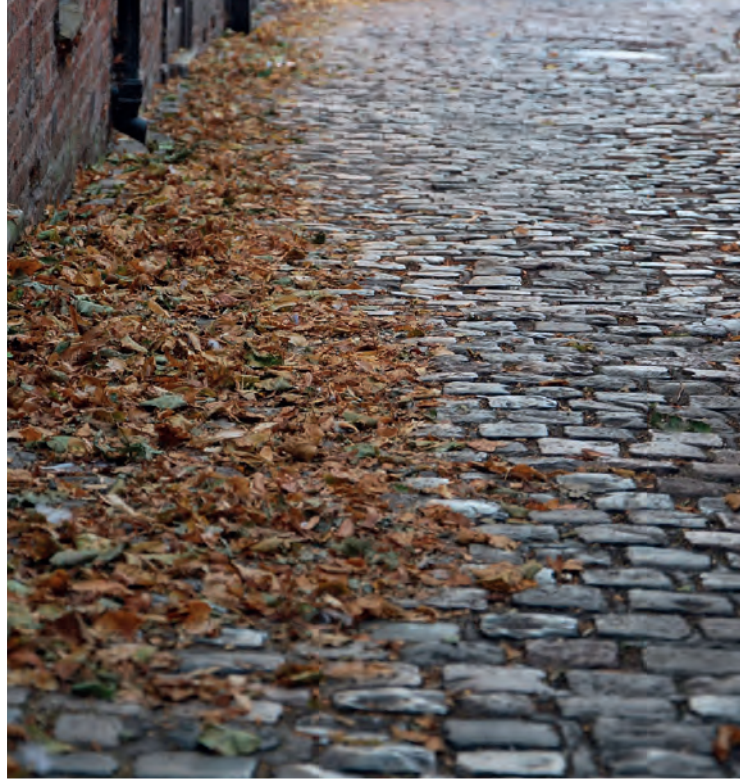


## LOCATION

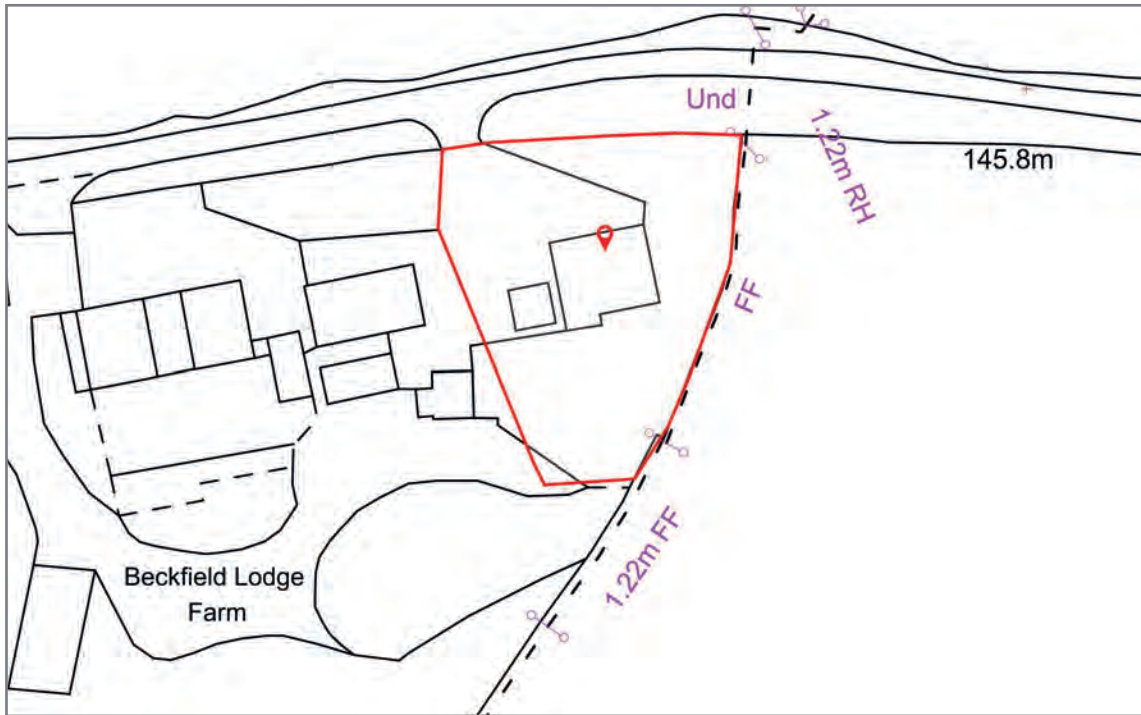
---

Corley is a village to the north of Coventry. It is geographically quite high – the 12th century church is at an elevation of 590 ft. The village is mentioned in the Domesday Book of 1086 as consisting of four villagers, two smallholders and three slaves. Corley is located four miles west of the town of Bedworth, four miles north-west of the city of Coventry, and situated next to Fillongley and Meriden. Corley offers easy access to motorways including M6, M42 & M69, Birmingham Airport and the NEC. Local amenities, shops, and traditional village pubs in Corley and Meriden.









### Services, Utilities & Property Information

Utilities – Mains water and electricity. A private sewage treatment plant is in place which will incur associated costs.

Mobile Phone Coverage – 4G & 5G mobile signal is available in the area however we advise you to check with your provider.

Broadband Availability – Ultrafast Broadband Speed is available in the area.

### Special Notes

- A Self Build Zone new home warranty is in place, valid from 17.12.2020
- There is planning approval in place on neighbouring land for the erection of three detached dwellings

### Tenure

Freehold

### Directions

Postcode: CV7 8AW / what3words: ///motor.spins.repay

### Local Authority

North Warwickshire Ward Fillongley

Council Tax Band: G

### Viewing Arrangements

Strictly via the vendors sole agent Graham Howell at Fine & Country Coventry on 07972 – 616405

### Website

For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

### Opening Hours

Monday to Friday – 9.00 am – 5.30 pm

Saturday – 9.00 am – 4.30 pm

Sunday – By Appointment Only





GROSS INTERNAL AREA: 3529 sq ft, 327 m<sup>2</sup>  
 ATTIC & LOW CEILINGS: 385 sq ft, 36 m<sup>2</sup>  
 GARAGE: 293 sq ft, 27 m<sup>2</sup>

**OVERALL TOTALS: 4207 sq ft, 390 m<sup>2</sup>**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION











GRAHAM HOWELL  
PARTNER AGENT

Fine & Country Coventry  
Tel: 07972 616405 | 024 7650 0015  
Email: [graham.howell@fineandcountry.com](mailto:graham.howell@fineandcountry.com)

Graham is a well-established figure within the property profession before joining Fine & Country team and is a great role model for the brand. He is a passionate expert with a wealth of success stories for helping people with marketing strategies and secure the best price for their home.

His experience affords him to share his knowledge with clients with the added benefit of also being a property expert and has a wealth of experience in learning & development in the industry. This training has been followed by both new and old agents to raise the bar on standards in the industry. Graham lives on the outskirts of Coventry with his son Stan.

Prior coming to Fine & Country, Graham has won numerous awards throughout his 17 years' experience within the industry.

## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



Fine & Country  
Tel: +44 (0)2476 500015  
coventry@fineandcountry.com  
Friars House, Manor House Drive , Coventry, West Midlands CV1 2TE

