




SHORTLAND
HORNE

Trusted
Property Experts


SHORTLAND
HORNE

Nuneaton Road
Fillongley CV7 8DJ

Nuneaton Road

CV7 8DL

Set in the charming location of Fillongley, Coventry, this stunning Grade 2 listed barn on Nuneaton Road is a true gem waiting to be converted into a stunning three bedroom home. The picturesque countryside views that greet you from every angle are simply breathtaking, offering a sense of tranquillity and peace that is hard to find elsewhere.

Step inside this 16th-century barn, and you could be greeted by historic charm the property will have three spacious bedrooms, each boasting its own en-suite facilities, comfort and convenience are at the forefront of this property. The open-plan layout seamlessly connects the kitchen, dining area, and lounge, which would create a warm and inviting space for both relaxing and entertaining.

The attention to detail is evident throughout, from the stylish cloakroom to the practical utility room and ample storage options.

Located within a private development of just four homes, privacy and exclusivity are guaranteed. Whether you're enjoying a quiet morning coffee while admiring the sunrise over the countryside or hosting a dinner party with friends, this property offers the perfect backdrop for every occasion.

Don't miss this rare opportunity to own a piece of history and build your dream home.





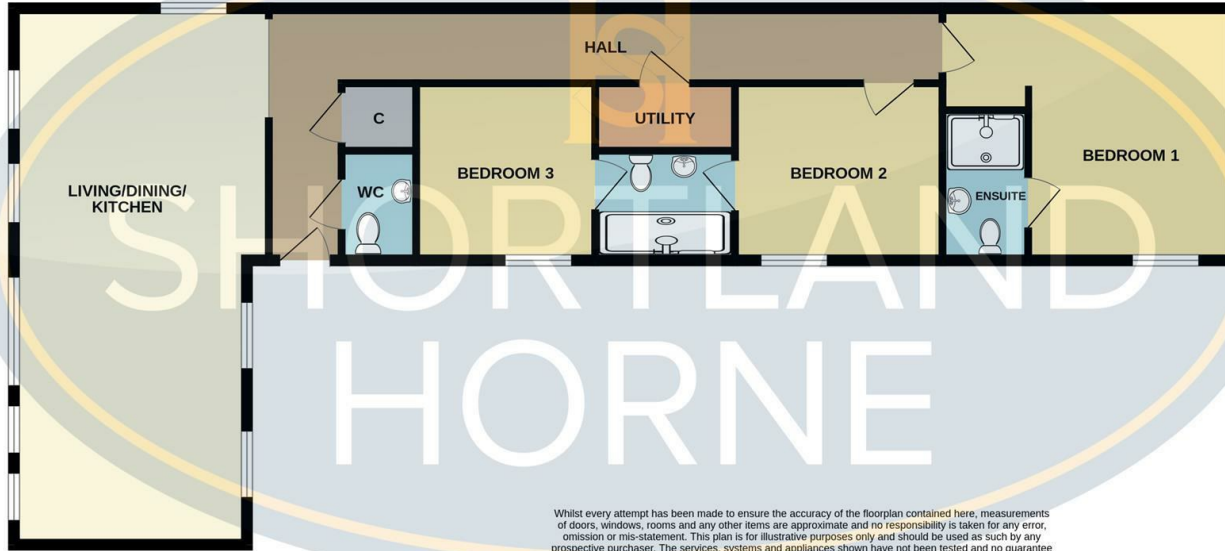


Dimensions



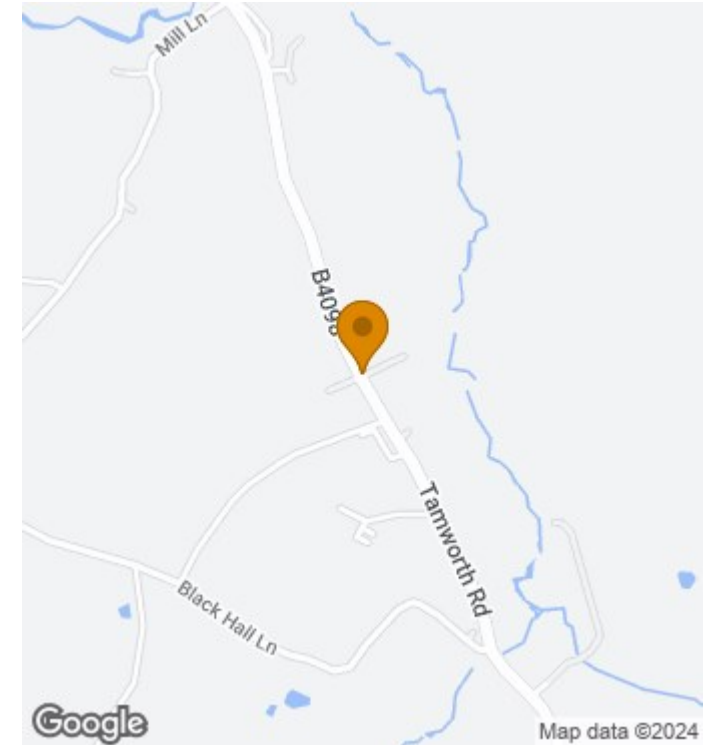
Floor Plan

GROUND FLOOR

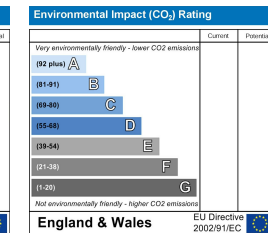
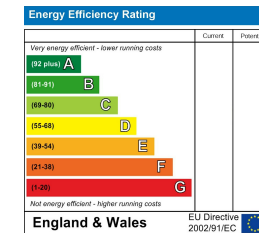


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Location Map



EPC



Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.
Viewing Strictly by arrangement through Shortland Horne.
Measurements Room measurements and floor plans are for guidance purposes only and are approximate.
Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.



Trusted
Property Experts

📞 02476 222 123

✉️ sales@shortland-horne.co.uk

🌐 shortland-horne.co.uk

📍 @ShortlandHorne

📍 Shortland-Horne