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Tamworth Road
Keresley End CV7 8JG

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Believed to date from the late 18th century, Keresley House displays elegant Georgian proportions complemented by later Victorian additions, creating a compelling blend of architectural styles. Its original brickwork, tall sash windows and ornate cornicing speak to the grandeur of its past, while the courtyard arrangement and substantial outbuildings add character, scale and versatility.

The main house extends to approximately 8,265 sq ft across three floors and a basement, providing five reception rooms and five bedrooms, together with a substantial dressing room. It retains a wealth of period detail, including decorative plasterwork, ceiling roses and fine sash windows. Immediately surrounding the house are approximately two acres of mature gardens and established trees, believed to have been designed by Sir Joseph Paxton.

Keresley House is now offered with approximately 12 acres in total, including mature grounds, a lake and land backing onto open countryside. The scale of the house, outbuildings and wider estate creates remarkable scope for restoration, conversion or redevelopment, subject to the necessary consents. Potential uses could include a substantial private country estate, luxury residential conversion, boutique care or

First floor

Upstairs, a grand landing leads to three spacious bedrooms, one with an en-suite and dressing room, along with two bathrooms, a shower room, and a separate WC.

Second floor

The second floor features a further three large bedrooms, a storage room, and a bathroom, while a self-contained two-bedroom apartment with separate access provides additional flexibility.

Basement

Expansive basement with arched chambers providing versatile storage and redevelopment potential.

Outside Spaces

The grounds, believed to have been designed by Sir Joseph Paxton, feature sweeping lawns, mature trees and planting, a grotto, and a rockery. A traditional courtyard, finished with mellow brick paving, decorative ironwork, and red timber doors, leads to the former coach houses with their own gated entrance, car park, and additional stores, all offering excellent potential for sympathetic conversion or adaptive reuse.

The Area

Tamworth Road is one of Keresley's most desirable addresses, combining the tranquillity of a semi-rural setting with excellent access to nearby towns and cities. Set on the northern edge of Coventry, the area enjoys a leafy, countryside feel,

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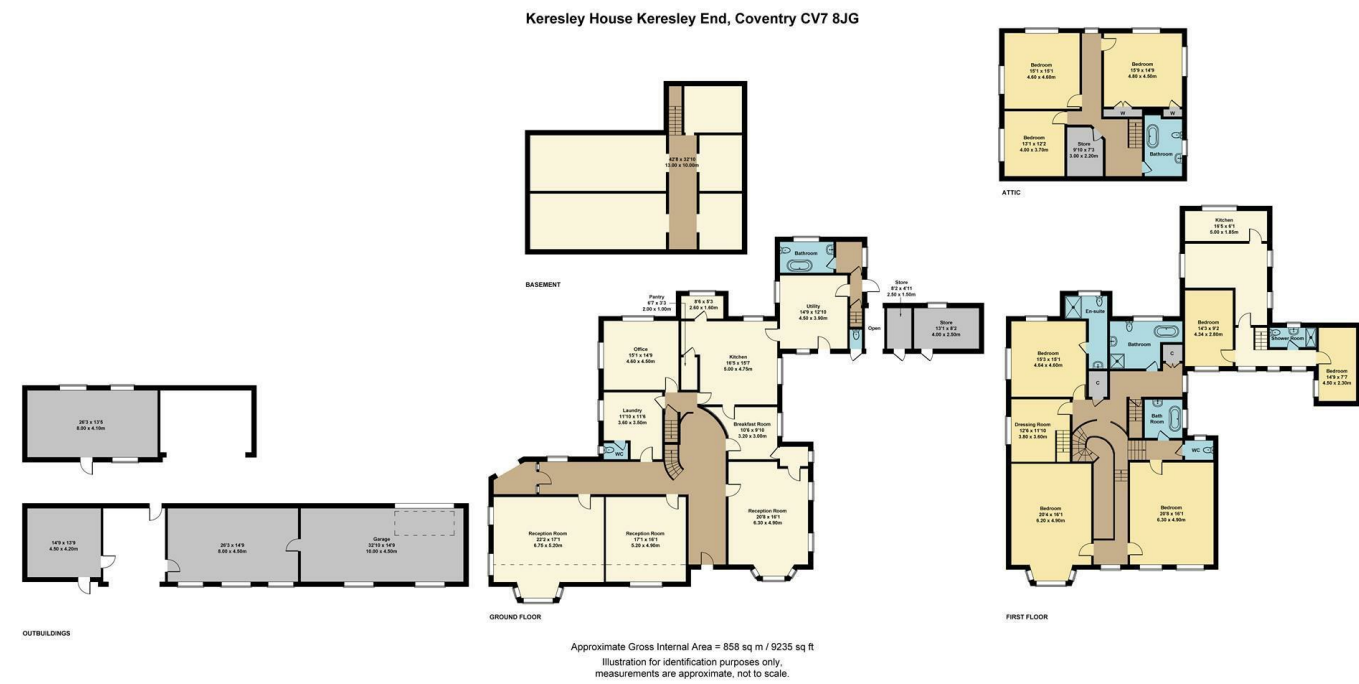
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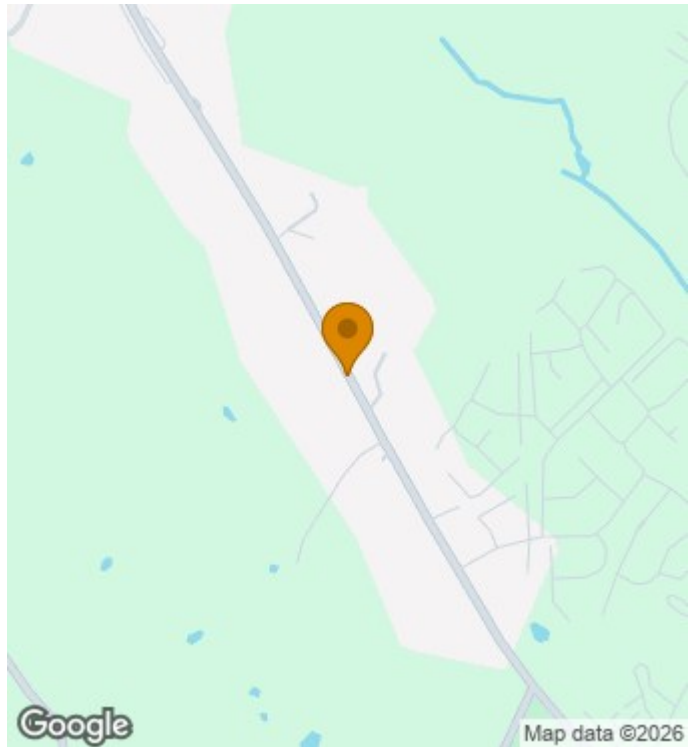
Dimensions



Floor Plan



Location Map



Total area: 9235.00 sq ft

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.

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