



GODFREY-PAYTON  
CHARTERED SURVEYORS



£1,100,000

The Croft, Drum Lane, Haseley Knob, Warwick, CV35 7NL

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A rare and remarkably versatile opportunity, The Croft is a substantial former guest house occupying a generous plot in the sought-after and rural village of Haseley Knob, in the Warwickshire countryside. Offering seven bedrooms across two floors and a large wrap-around garden, complete with large vegetable patches, the main residence offers exciting potential for those seeking to create a truly one-of-a-kind family home.

Adjacent to the main house is a three-bedroom detached bungalow with its own services, driveway, garage and enclosed garden, providing income potential or secondary accommodation for an extended family.

A sizeable two-storey workshop to the rear provides ample storage and space for hobbies, with pedestrian and vehicular access, along with toilet and shower facilities.

The former touring site was previously a certified member of the UK Caravan and Motorhome Club, and features hardstanding for eight caravans, as well as tent space. There is both water and electric hookup, and

## The Croft

### Ground Floor

The property is approached via a block-paved driveway leading to the fore garden which is largely laid with lawn, and offering a hedgerow to front and planted borders, with open access to the wrap-around garden, door to Ground Floor Bedroom One, and a further door opening to:

### Porch

With windows to front aspect, ceiling light point, exposed brick wall, radiator, tile-effect flooring, internal door to Ground Floor Bedroom One, and an additional door leading to:

### Entrance Hall

With windows to front aspect, ceiling light point, coving, wall lights, built-in storage cupboard, radiator, parquet flooring, stairs leading to first floor accommodation, and doors to:

### Reception Room One

Window to front aspect, ceiling light point, coving, wall lights, radiator, built-in wall and base units to recess, wall-mounted heater to chimney breast with tiled surround and stone hearth, with a 96" door leading to:

### Kitchen Breakfast Room

Window to rear aspect, ceiling light point, panelling to ceiling, partial wall tiling and panelling, wall hatch, tile-effect flooring, radiator, access to two storage cupboards with lighting, and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset two bowl stainless steel sink with mixer tap and drainer unit, additional hand-washing sink with mixer tap, space for range style cooker and standing fridge/freezer, plumbing and under counter space for dishwasher, with doors to Utility and to:

### Reception Room Two

A through-lounge with a bay window to front aspect with fitted storage bench, window to side aspect, two ceiling light points with roses, coving, wall lights, radiator, wall-mounted electric heater, with feature stone fireplace with shelving and inset electric fire, additional storage cupboard to recess with shelving over, and French doors with windows to sides with secondary patio style doors to rear aspect leading to:

### Conservatory

With patio doors with windows to sides to rear aspect, range of windows to side aspect, ceiling light point, wall-mounted electric heater and tile-effect flooring.

### Utility

Accessed via the Breakfast Kitchen with a door and window to rear aspect, ceiling light point, coving, range of built-in storage cupboards with overhead storage, partial wall tiling, radiator, Belfast sink with storage cupboard below, undercounter space and plumbing for washing machine and tumble dryer, tile-effect flooring and doors to:

### Ground Floor W.C.

Obscured window to rear aspect, ceiling light point, tiled walls to half-height and low-level flush w.c..

### Rear Porch

French doors to rear aspect with windows to sides, ceiling light and shelving, leading to Rear Garden.

### Ground Floor Bedroom Two

Patio doors to rear aspect opening to rear garden, two windows to rear aspect, ceiling light point, radiator and door to:

### Jack & Jill Ensuite

Ceiling light point, fully tiled walls, radiator and suite comprising of: low-level flush w.c., pedestal wash hand basin and shower cubicle with electric shower, with door to:

### Ground Floor Bedroom One

Also accessible via the Porch, with a window and pedestrian door to front aspect, two ceiling light points, coving, built-in wardrobes, dado rail and radiator.

### First Floor

The first floor is approached via the Entrance Hall with stairs leading to:

### Landing

Skylight, two ceiling light points, part coving, radiator, door to airing cupboard housing hot water tank and shelving, and further doors to:

### Bedroom One

Window to front aspect, ceiling light point, loft hatch, coving, radiator, range of shelving, a fitted dressing table and wardrobe, and a door to:

### Ensuite

Ceiling light, tiled walls shelving and a suite comprising of: low-level flush w.c., pedestal wash hand basin with mixer tap and a shower cubicle with an electric shower.

### Bedroom Two

Windows to front and side aspects, ceiling light, coving, wall lights, two radiators, fitted dressing table with shelving, and a door to:

### Ensuite

Ceiling light, fully tiled walls, radiator and a suite comprising: low-level flush w.c., pedestal wash hand basin and shower cubicle with electric shower.

### Bedroom Three

Window to rear aspect, ceiling light point, coving, radiator, range of built-in wardrobes with overbed storage, and a door to:

### Ensuite

Ceiling light point, tiled walls and a suite comprising of: low-level flush w.c., wash hand basin with vanity unit and a shower cubicle with an electric shower.

### Family Bathroom

Obscured window to rear aspect, tiled ceiling with spot lights, tiled walls and flooring, radiator with towel rail attachment, and a suite comprising: low-level flush w.c., pedestal wash hand basin with mixer tap, and a panelled bath with mixer tap and shower over.

### Lobby

With door from Landing to Lobby space with ceiling light point, loft hatch to spacious loft with window, lighting and electrical points, and doors to:

### Family Bathroom Two

Two obscured windows to rear aspect, ceiling light point, tiled walls and a suite comprising of: low-level flush w.c., pedestal wash hand basin, bidet, panelled bath with mixer tap, and a shower cubicle with shower.

### Bedroom Four

Patio doors opening to roof terrace, ceiling light point, coving, radiator and wash hand basin with mixer tap and vanity below.

### Bedroom Five

Window to rear aspect, ceiling light point, coving and radiator.

### Outside

## Credit References and Deposit

Prospective tenants will be required to pay a holding deposit (one weeks rent) and complete a credit referencing application. Prior to taking occupation of the property you will be required to pay a deposit of five weeks rent and the first months rent in advance (minus the holding deposit).

## Directions

