





Property Description

Detached Country Residence with Expansive Grounds in Fillongley set amidst the tranquil countryside of Fillongley, this exceptional detached residence offers a rare opportunity to acquire a substantial home nestled within over 11 acres of private grounds. Formerly operated as a campsite, the property presents a unique blend of residential comfort and potential for leisure or commercial use. This detached four-bedroom, five-bathroom residence offers a compelling opportunity for buyers seeking character and development flexibility.

With Expansive grounds with mature trees, open fields, and former campsite infrastructure-perfect for glamping, eco-tourism, equestrian use, or private estate development (subject to planning). This property is a rare canvas for those with vision-whether you're restoring the residence to its former glory, reimagining the leisure facilities, or unlocking the commercial potential of its campsite legacy. With its rich history, generous acreage, and prime location, it's a standout opportunity in Warwickshire's countryside.

Approach

The property is approached by a private gate leading to a long sweeping driveway, open canopy porch leading through to:

Reception Hallway

Impressive reception hallway with oak galleried landing panelled staircase leading to galleried landing with vaulted ceiling large feature window to the front, understairs storage cupboard.

Dining / Kitchen

17' x 15' 1" Into bay (5.18m x 4.60m Into bay)

Fitted with a range of base and wall mounted units, complementary work surfaces, sink and drainer unit with mixer tap, electric double oven, hob with cooker hood built into chimney breast, dishwasher, ample space for dining table, bay window to the rear with open views, door through to:

Utility

11' 11" x 7' (3.63m x 2.13m)

Having base and wall mounted units, additional electric oven, stainless steel sink and drainer with mixer tap, space and plumbing for automatic washing machine, stable style door to the rear leading to garden, door through to large walk-in cupboard housing central heating boiler.

Lounge

22' 3" Into bay x 16' 6" Max (6.78m Into bay x 5.03m Max)

Bay window to the front, further window to the side, impressive inglenook fireplace with log burning fire, stained glass windows into inglenook, wall light points, double doors through to:

Dining Room

15' 6" x 14' 7" (4.72m x 4.45m)

With French doors to the rear overlooking and leading to garden, double doors leading through to:

Games Room

19' 3" x 10' 9" (5.87m x 3.28m)

With two windows to the side, windows to the front and rear, exposed brick feature wall, wood effect flooring.

Sitting Room

24' 3" x 11' 5" Max (7.39m x 3.48m Max)

Patio doors with windows to the side having spectacular views over countryside, further window to the front, wood effect flooring, door through to:

Shower Room

Fitted with a white suite comprising corner shower cubicle with electric shower fitted, WC, wash hand basin fitted into vanity unit, tiled floor, window to the rear.

Galleried Landing

Leading to

Master Bedroom Suite

23' 10" Max x 14' 7" (7.26m Max x 4.45m)

Fitted with a range of built in furniture to include wardrobes, bedside cabinets, dressing table and drawers, triple aspect windows with countryside views, linen cupboard with radiator, door through to:

Ensuite

Fitted with double walk-in shower cubicle, wash hand basin fitted into vanity unit, low level WC, bidet, window to the rear.

Bedroom Two

16' 5" Max x 13' 9" Into eaves (5.00m Max x 4.19m Into eaves)

With windows to the front and side.

Ensuite

Fitted with shower cubicle with electric shower fitted, wash hand basin fitted into vanity unit, low level WC, tiled floor.

Bedroom Three

15' 6" x 14' 11" Max (4.72m x 4.55m Max)

Having built in wardrobes providing hanging and shelving space, window to the rear with stunning countryside views, door through to:

Jack And Jill Bathroom

Having bath with shower over, low level WC, wash hand basin fitted into vanity unit, tiled flooring, window to the rear.

Bedroom Four

14' 1" Max into door recess x 13' 3" Max (4.29m Max into door recess x 4.04m Max)

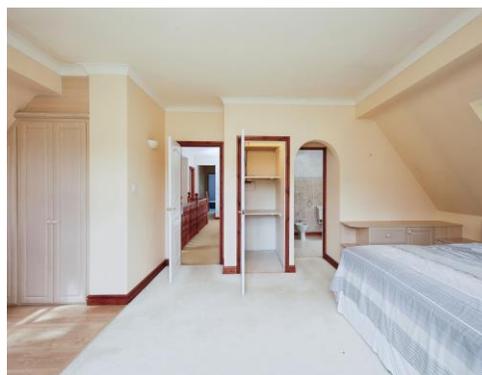
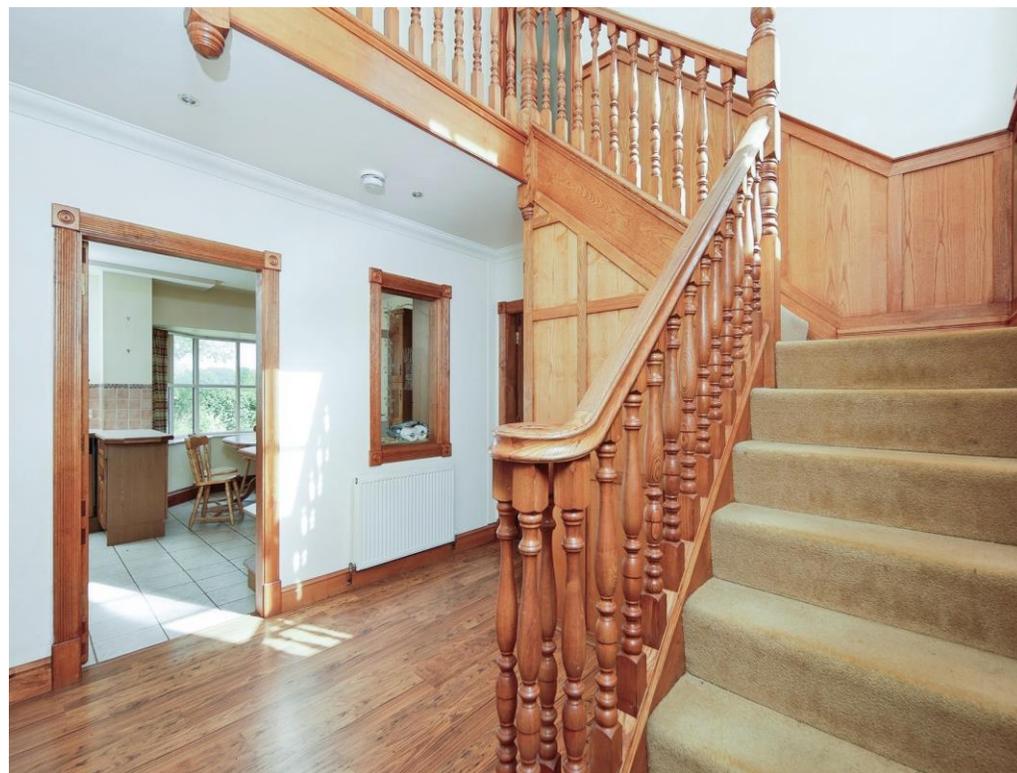
Window to the side, built in wardrobes, bedside drawers and headboard, door through to:

Ensuite

Bath with electric shower over, low level WC, wash hand basin with mixer taps, ceramic tiled floor, obscure glazed window to the rear.

Outside

There is a detached double garage and further single garage, formal gardens to the rear of the property with lawn and patio area, large detached wood store, in and out driveway, extensive gardens with detached shower and toilet block, tennis courts and outdoor swimming pool in need of refurbishment in approximately eleven acres of woodland and gardens









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01676 535234
E info@atkinsonstilgoe.co.uk

150 Station Road Balsall Common
 Solihull CV7 7FF

EPC Rating: D Council Tax
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