



Atkinson  
Stilgoe 

Coundon Hall Farm Tamworth Road  
Keresley End Coventry



## Property Description

Nestled in an enviable semi-rural position on the outskirts of Coventry, Coundon Hall Farm presents a rare opportunity to acquire a Grade II listed property set within generous grounds, offering a perfect blend of countryside charm and city convenience.

This distinctive residence boasts an attractive exterior rich in heritage and period features, reflecting its listed status, while offering spacious accommodation throughout. Inside, the property features a range of reception rooms ideal for both family living and entertaining, alongside a fitted breakfast kitchen with ample space for modern-day requirements.

Upstairs, the property provides four double bedrooms overlooking the surrounding landscape, creating a peaceful retreat away from the bustle of urban life.

The property is set within substantial grounds amounting to approximately two-thirds of an acre; offering a mix of gardens, open space, and potential for a variety of uses. Ample parking and potential for outbuildings further enhance the appeal (subject to planning permission).

Situated on Tamworth Road, the property benefits from excellent connectivity to Coventry city centre, local amenities, and major transport links, while still retaining a rural feel with scenic surroundings.

## Approach

Front door leads through to:

## Dining Room

Window to the front, a feature inglenook fireplace with a coal-effect gas fire, tiled flooring, and exposed ceiling beams. A staircase leads directly off to Bedroom Two, with a further staircase rising to the first-floor landing.

## Utility

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer with mixer tap, space and plumbing for automatic washing machine and windows to the rear and side

## Lounge

Two windows to the front, feature inglenook fireplace housing a coal-effect gas fire, this room also benefits from a side door providing access to the gardens. Additional features include a tiled floor, exposed ceiling beams and a door leading through to:

## Study

Sash windows to the side, feature fireplace incorporating a fitted gas fire and wood flooring, door through to:

## Downstairs Shower Room

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, level access shower cubicle, extractor fan and single glazed window to the rear.

## Breakfast Kitchen

Fitted with a range of base and wall-mounted units with complementary work surfaces, incorporating a ceramic Belfast sink with drainer and mixer tap. Integrated appliances include an electric Rangemaster oven with a five-ring gas hob and extractor hood above, as well as a dishwasher, with additional space for a fridge freezer. Windows to the front and side provide natural light, and a door leads out to the garden and patio area.

## Master Bedroom

Two built-in wardrobes providing hanging and shelving space, complemented by a window to the front and a sash window to the side. Additional features include a character fireplace, exposed ceiling beams, and a door leading to a useful over-stairs storage cupboard.

## Bedroom Two

Windows to the front and rear, door leading to dressing area.

## Bedroom Three (second Floor)

Window to the rear, restricted head height

## Bedroom Four (second Floor)

Window to the front, restricted head height.

## Dressing Area / Bed Five

Built-in wardrobes providing hanging and shelving space, windows to the front and rear.

## Family Bathroom

Fitted with a white suite comprising a low level WC, wash hand basin, freestanding bath, and separate shower cubicle. Additional features include exposed ceiling beams and single-glazed windows to both side elevations.

## Outside

The property occupies a substantial plot extending to approximately two-thirds of an acre. The gardens are predominantly laid to lawn and wrap around the property, with the majority situated to the right-hand side, backing onto Coundon Hall Park and enjoying an open aspect. Block-paved driveway offering off-road parking for multiple vehicles. The property is approached via an arched, hedged entrance with a pedestrian gate leading to a pathway to the front door.

## Timber Garage

Having manual barn doors, light and power.

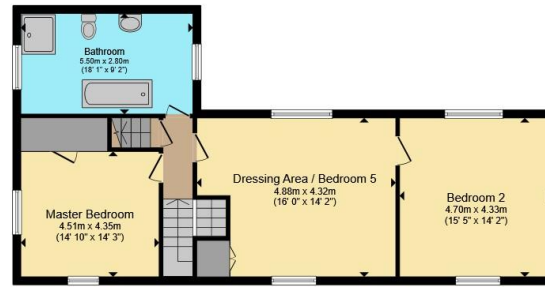




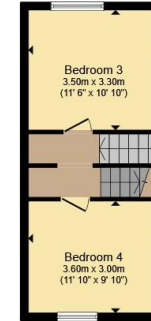




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 188.2 m<sup>2</sup> (2,026 sq.ft.) approx

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