



Beckfield Lodge Farm
Breach Oak Lane | Corley | Coventry | West Midlands | CV7 8AW

FINE & COUNTRY

BECKFIELD LODGE FARM

This outstanding family home enjoys far-reaching countryside views and an enviable rural setting. Thoughtfully designed, Beckfield Lodge Farm brings together refined living and everyday practicality, creating a residence of both elegance and comfort.



On arrival at Beckfield Lodge Farm, you are greeted by a private electric sliding gate, offering an immediate sense of seclusion and security. The substantial driveway leads to a double detached garage, complete with electric shutters, power, light, and an electric charging point. Above the garage, there's a versatile space that could easily be converted into an annex or home office, offering endless possibilities for extended family living or business use.

Step inside the grand entrance hall, where high ceilings, oak doors, and flagstone tiles set the tone for the stylish interiors that follow. A downstairs cloakroom is conveniently located, and the staircase leads to the first floor, where a wealth of space and light await.

To the right, the games room, with double-glazed windows to both the front and side, offers an ideal space for a second lounge, home cinema, or playroom. The recessed lighting and bar table add to the room's entertainment potential.

The generous lounge is flooded with natural light, thanks to windows on both the side and front aspects. A twin multi-fuel stove creates a warm and inviting focal point, while the open-plan design allows sight-lines into the heart of the home: the kitchen, breakfast, and family room. This stunning space is perfect for modern living, with sliding doors on both sides framing outstanding views of the surrounding countryside. The kitchen is a chef's dream, featuring granite work surfaces, including a large island, high-specification appliances, recessed lighting, and flagstone flooring. There is also a handy downstairs shower room, a dedicated office, a laundry room, and a boot room – ideal for busy family life.

Upstairs, the spacious landing is bathed in light, thanks to large windows and a vaulted ceiling with skylights.

The first-floor features four bedrooms with their own en-suites, two of these having the added benefit of walk-in dressing rooms along with a versatile room which could either be used as bedroom five or a further dressing room, to suit the owner's needs.

The entire top floor is a private wing, offering a luxurious suite with a large bedroom, dressing room, and en-suite – perfect for a teenager, au pair, or guest suite.

Outside, the well-established garden is a true retreat, with a variety of mature trees, shrubs, and a neatly manicured lawn. The stunning countryside views are visible from every angle, creating a tranquil and picturesque setting for family life.

Offered to the market with no onward chain, Beckfield Lodge Farm is a rare and exceptional property that promises space, style, and the very best of country living.









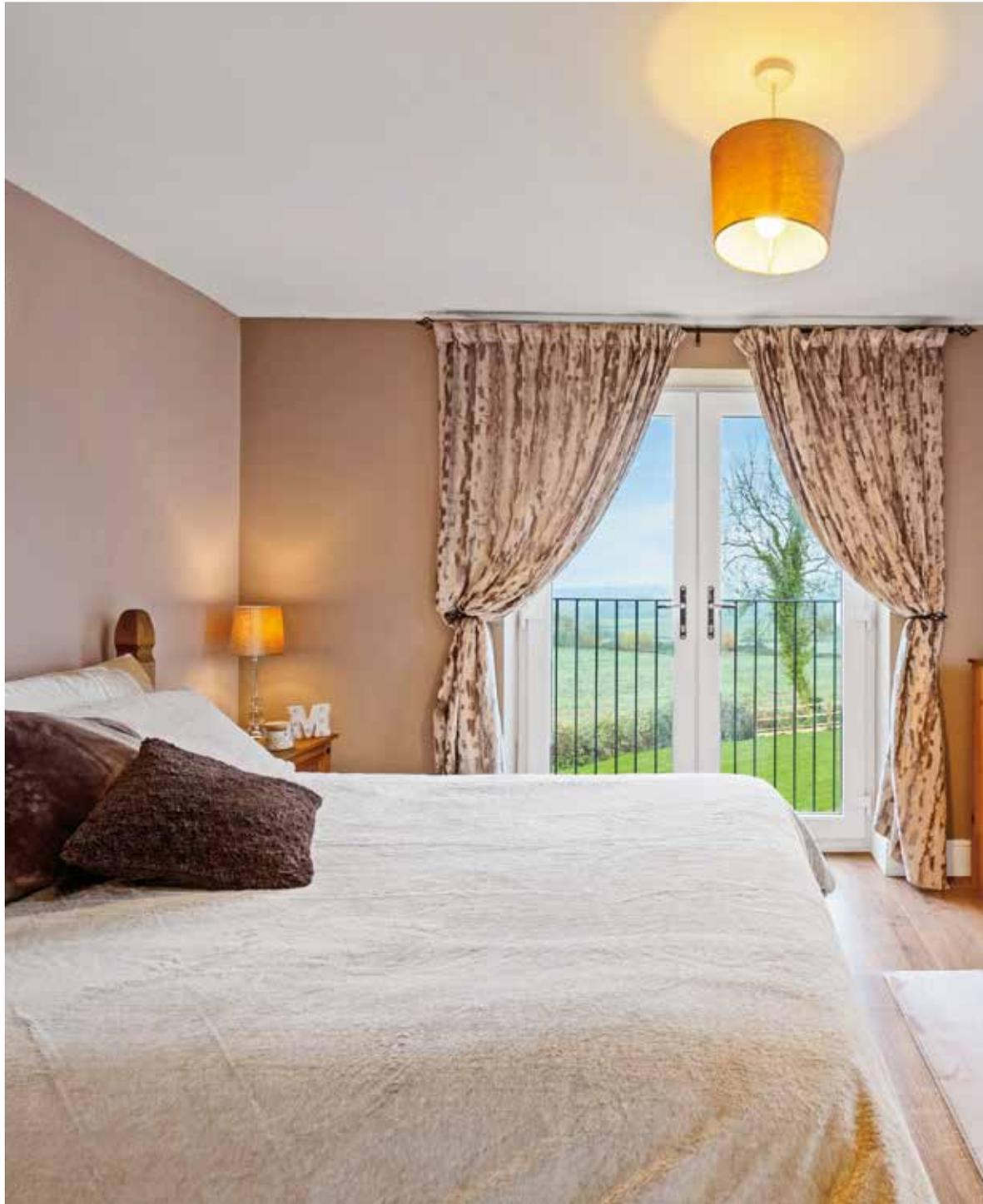
















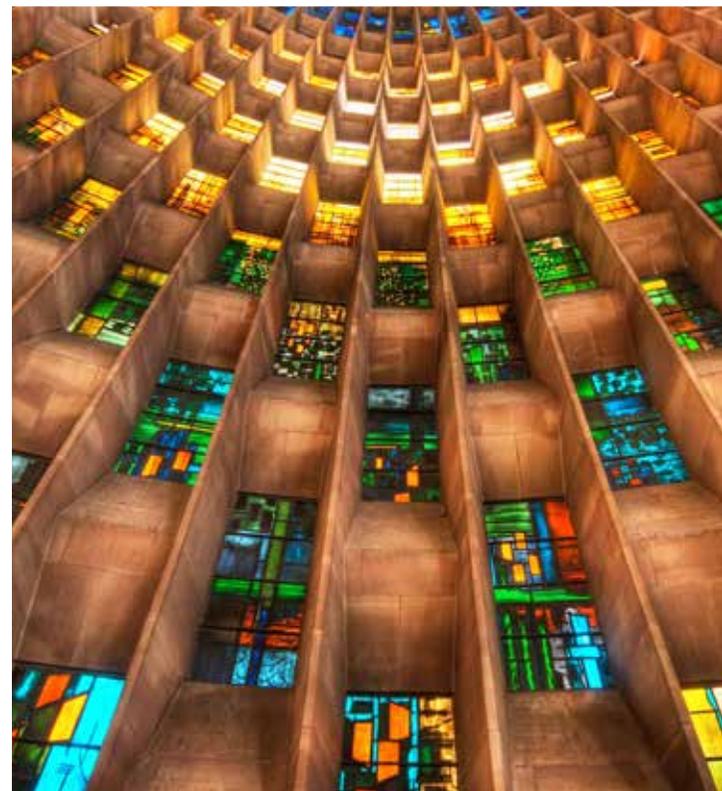






LOCATION

Corley is a village to the north of Coventry. It is geographically quite high – the 12th century church is at an elevation of 590 ft. The village is mentioned in the Domesday Book of 1086 as consisting of four villagers, two smallholders and three slaves. Corley is located four miles west of the town of Bedworth, four miles north-west of the city of Coventry, and situated next to Fillongley and Meriden. Corley offers easy access to motorways including M6, M42 & M69, Birmingham Airport and the NEC. Local amenities, shops, and traditional village pubs in Corley and Meriden.





Services, Utilities & Property Information

Utilities – Mains water and electricity. A private sewage treatment plant is installed, with associated running costs.
 Mobile Phone Coverage – 4G and 5G mobile signal is available locally; we recommend checking coverage with your provider.
 Broadband Availability – Ultrafast broadband speeds are available in the area.
 Tenure – Freehold
 Parking – Detached garage and plentiful off-road parking.
 Council Tax Band – G
 Local Authority – North Warwickshire, Ward Fillongley

Special Notes

- A Self Build Zone new home warranty is in place, valid from 17 December 2020.
- Planning approval has been granted on neighbouring land for the erection of two detached dwellings, which should not affect the views from Beckfield Lodge Farm.

Directions

what3words: ///motor.spins.repay

Viewing Arrangements

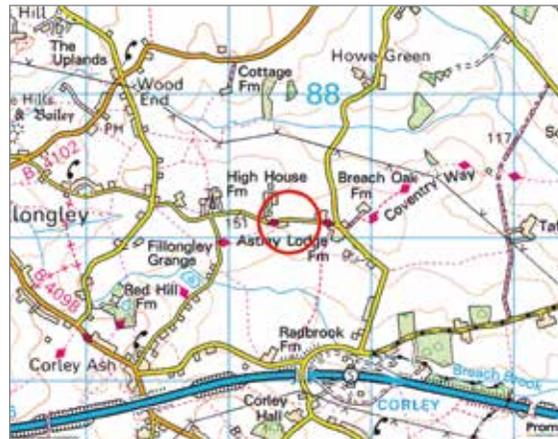
Strictly by appointment with the vendor's sole agent, Colin Passant at Fine & Country Coventry
 Tel: 07831 509138

Website

For further information, visit www.fineandcountry.com

Opening Hours

Monday to Friday – 9.00 am – 5.30 pm
 Saturday – 9.00 am – 4.30 pm
 Sunday – By Appointment Only

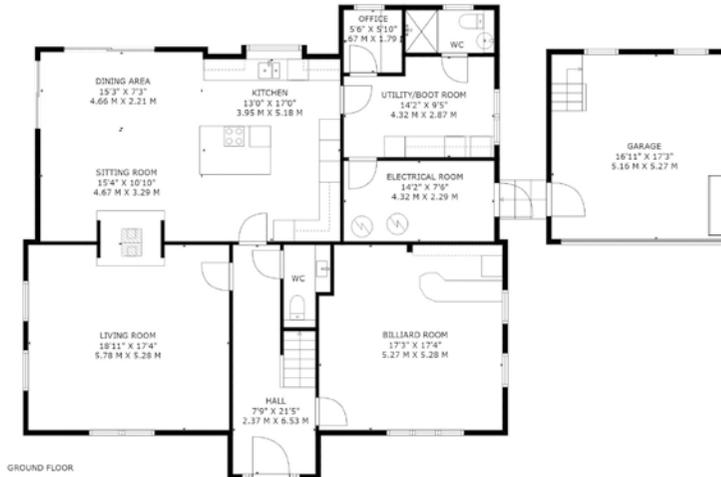




FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

GROSS INTERNAL AREA: 3529 sq ft, 327 m2
 ATTIC & LOW CEILINGS: 385 sq ft, 36 m2
 GARAGE: 293 sq ft, 27 m2

OVERALL TOTALS: 4207 sq ft, 390 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | BT | BT |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed







COLIN PASSANT
PARTNER AGENT

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With over 25 years in the property industry, I bring extensive expertise and a passion for premium homes to my role as a Fine & Country Property Consultant. My background in development and lettings gave me hands-on knowledge of managing and renovating a wide portfolio, which now informs the high level of service I provide to my clients.

Today, I specialise in the high-end market, combining empathy, efficiency, and clear communication to make moving as seamless and rewarding as possible. I offer a true concierge-style experience, personally overseeing every stage from viewings and negotiations to liaising with solicitors and surveyors, ensuring my clients are fully supported throughout.

I partner with Fine & Country because they reflect my own values of discretion, quality, and a tailored approach. Together we offer more than estate agency, delivering trusted guidance and an exceptional service designed around each client.

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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