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Howes Lane
CV3 6PJ

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Set in the highly desirable area of Finham, Coventry, this exceptional detached house on Howes Lane presents an extraordinary opportunity for discerning buyers. Spanning an impressive 4,265 square feet, this property boasts a generous layout that includes three spacious reception rooms, five well-appointed bedrooms, and four bathrooms, making it ideal for families or those who enjoy entertaining.

Set within an expansive four acres of land, the property is complemented by nearly 5,000 square feet of barns, offering ample space for various uses, whether for storage, workshops, or potential conversion into additional living spaces. The expansive grounds provide a tranquil retreat from the hustle and bustle of everyday life, allowing for a peaceful lifestyle while still being conveniently located near local amenities.

This property is not only a home but also a canvas for your aspirations, as there is significant potential for development on parts of the site, subject to obtaining the necessary planning permissions. Whether you envision creating a stunning garden, expanding the existing structure, or exploring other development opportunities, the possibilities are vast.

With its unique combination of space, potential, and location, this property is a rare find in the current market. It is perfect for those looking to invest in a home that offers both comfort and the chance to create something truly special. Do not miss the chance to make this remarkable property your own.

Please note parts of the site are in a flood risk area.

selling quality
property since 1995









Dimensions

Ground Floor

Hallway

Dining Room

Office

Kitchen

Bedroom

Bedroom

Bathroom

Utility/Games Room

Garage

First Floor

Sunroom

Lounge

Dining Room

4.85 x 4.25

Kitchen

5.53 x 3.45

Bedroom

5.10 x 3.78

Bedroom

4.37 x 3.70

Bedroom

5.20 x 4.92

En Suite

Bedroom

3.63 x 3.20

Bathroom

5.95 x 3.66

7.40 x 4.91

4.85 x 4.25

Floor Plan



TOTAL FLOOR AREA : 4265 sq.ft. (396.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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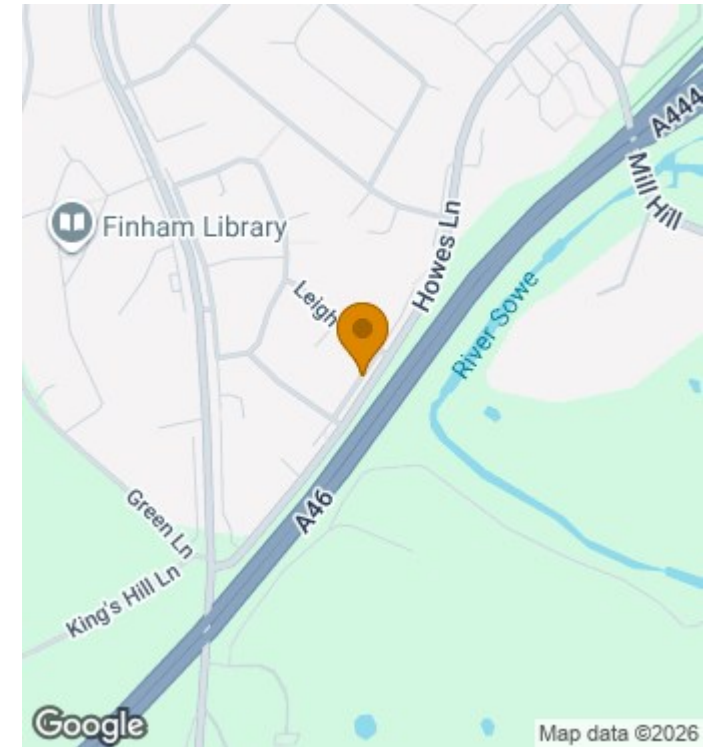
Disclaimer

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.

Location Map



PC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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