



Hollybank Farm House, No Mans Heath Lane, Austrey, Warwickshire, CV9 3EW

HOWKINS &
HARRISON

Hollybank Farm House,
No Mans Heath Lane, Austrey,
Warwickshire, CV9 3EW

Guide Price: £650,000

An ideal development or investment opportunity - Hollybank Farm House is a substantial and characterful village home, occupying a prominent and attractive position on No Mans Heath Lane, within the heart of the highly regarded village of Austrey.

The property offers an impressive 3,845 sq ft of versatile accommodation arranged over four floors, providing excellent scope for large or multi-generational living, home working and lifestyle flexibility. While offering generous existing accommodation, the house also presents potential to improve and re-configure, allowing a purchaser to tailor the layout to their own requirements.

The property sits comfortably within its plot totalling 0.44 acres, enjoying a good degree of privacy, ample parking and established gardens and paddock.

Offered to the market with no upward chain.



Location

Hollybank Farm House is situated on No Mans Heath Lane, on the edge of the highly regarded village of Austrey, enjoying a peaceful setting while remaining well connected. Austrey is a popular North Warwickshire village, known for its strong community feel and range of local amenities including a primary school, village shop, public house and active village hall, with further facilities available in nearby market towns. The surrounding countryside provides attractive walking routes, while the location is particularly convenient for commuters, offering excellent access to the A5, M42 and M1, connecting to Tamworth, Atherstone, Nuneaton and beyond.

Travel Distances

Atherstone – approx. 4 miles

Tamworth – approx. 7 miles

Nuneaton – approx. 10 miles

Lichfield – approx. 12 miles

Birmingham – approx. 18 miles

East Midlands Airport – approx. 22 miles



Accommodation Details - Ground Floor

The versatile ground-floor accommodation incorporates generous reception spaces, offering excellent flexibility for both family living and entertaining. At the heart of the home lies an impressive through sitting room / dining room, a substantial space of generous proportions featuring a central island and French doors opening directly to the outside, creating a strong connection between the interior and garden. Connecting from here is the living room which benefits from French doors to the outside, providing a further light-filled reception space. A bay-fronted snug offers a more intimate setting, ideal as a quiet sitting room, home office or play room. Elsewhere on the ground floor is a particularly spacious 20ft sitting / reception room, enjoying a triple-aspect outlook and offering excellent versatility as a family room, games room or secondary living space. The ground floor is further complemented by two WC facilities, enhancing practicality for a house of this size. Staircases provide access to the first floor accommodation and also descend to a basement cellar, offering useful storage or potential ancillary use.

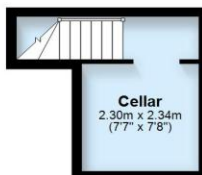
Upper Floors

The staircase rises to the spacious first-floor landing, which serves a total of five bedrooms and a modern shower room. The principal bedroom is a generously proportioned room, comfortably accommodating bedroom furniture and enjoying a pleasant outlook. The remaining four bedrooms on this level are all well sized, providing a mix of double and versatile rooms suitable for children, guests or home working.

A further staircase rises to the second floor, where there are two additional bedrooms, both of good proportions and well suited to use as guest rooms, older children's bedrooms or more private accommodation. Also on this level is a bathroom, creating a self-contained feel to the upper floor and adding to the overall flexibility of the house.

Basement

Approx. 9.0 sq. metres (96.7 sq. feet)



Ground Floor

Approx. 178.1 sq. metres (1917.6 sq. feet)



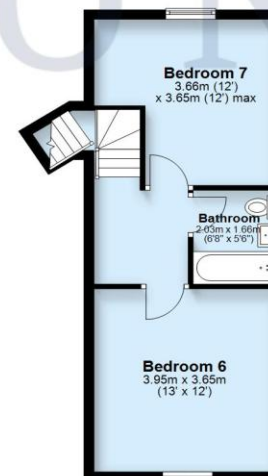
First Floor

Approx. 133.5 sq. metres (1437.3 sq. feet)



Second Floor

Approx. 36.6 sq. metres (394.3 sq. feet)



Total area: approx. 357.3 sq. metres (3845.9 sq. feet)



Outside

Hollybank Farm House occupies a generous plot, enjoying a good degree of privacy and a pleasant village-edge setting. There is ample driveway parking, and formal gardens are arranged around the house including areas of lawn and established planting, with ample space for outdoor seating and entertaining, and scope for further landscaping if desired. Beyond the main garden is an additional paddock, extending the outdoor space and enhancing the overall setting, with final measurements to be confirmed. Together, the gardens and paddock create an attractive balance of managed garden and open land, well suited to lifestyle buyers seeking space and versatility in the sought-after village. In total the site measure 0.44 acres.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Features

- Impressive detached country home
- Four-floor layout with exceptional versatility
- Multiple reception rooms for flexible use
- Seven bedrooms arranged over upper floors
- Basement cellar providing useful storage
- Offering potential to improve and re-configure
- Generous plot with established gardens
- Adjoining paddock land, total site extends to 0.44 acres.
- Sought-after village position in Austrey
- Close to excellent commuter road links





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired.

Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

Council Tax

Band - G (once granted planning permission is implemented - please enquire if you would like further details)

Energy Rating - D



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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