

HOWKINS & HARRISON

Equestrian



## Stonehouse Cottage Stonehouse Lane, Arley, Warwickshire, CV7 8GB

**Guide Price £1,250,000**

A superb Grade II listed detached, stone country residence, having been fully refurbished and presented in excellent order throughout.

Having living accommodation extending to over 3300sqft, retaining much of its original character and charm. Set back off a quiet country lane in a semi rural setting, the property also benefits from a detached one bedroom barn conversion/annexe and boasts grounds and adjoining paddocks in total, extending to 4.97 acres.

A must view home in the heart of glorious Warwickshire countryside.

15 Market Street, Atherstone, Warwickshire CV9 1ET

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX



## LOCATION

The village of Arley is nestled in the South Warwickshire countryside, a short distance from the NEC, Birmingham airport and Birmingham International, with Hampton in Arden, Balsall Common, Atherstone and Coleshill a short journey away. Good access to the M42/M40/M6 and M1. Birmingham City Centre is within a 25 minute drive.

## MAIN PROPERTY

Configured in an 'L' shape formation, enter via the large entrance hall which has window to front elevation, fireplace with log burner and open faced brick surround, stone flooring beamed ceiling. To the left is a door providing access to generous triple aspect farmhouse kitchen/breakfast room with granite preparation surfaces, electric Aga, and large kitchen island having inset sink and boiling hot tap, beamed ceiling a useful utility room leads off giving access to outside and the cloakroom WC. From the kitchen there is access into a delightful double aspect sitting room with windows to front and rear elevations, attractive corner fireplace, ceiling wall lights and doorway into a separate dining room which has inset ceiling lighting, French doors into the garden and two windows. Finally on the ground floor to the right of the hallway is a 17ft lounge also having French doors to outside, window and feature fireplace and staircase rising to the first floor/bedroom four. There is a secondary staircase from the kitchen leading to three further bedrooms. All four bedrooms on this floor have the benefit of en-suite shower room or bathrooms.

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison Tel:01827-718021 Option 1

## DETACHED BARN CONVERSION/ANNEXE

Adjacent to the main home is a large detached barn conversion/annexe with an open plan sitting/dining room with French doors opening onto the rear garden, an attractive open faced brick fireplace with solid fuel burner, vaulted ceiling with skylight windows and exposed rafters. There is a small kitchen with range oven and a separate shower room/WC. A particular feature is the delightful mezzanine floor providing bedroom space.

## OUTSIDE, GARDENS AND GROUNDS

Adjoining the annex with access also from the inner lobby area is a car port and two stables. The property is approached via two gated entrances with a long driveway leading to a courtyard providing parking for several vehicles. There are two adjoining paddocks, field shelters and hay barns as well as a newly planted woodland, wildlife pond and natural area to the rear of the barn.

## Local Authority

North Warwickshire Borough Council - Tel:01827-715341

## Council Tax

Band - F

## 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 mains water, gas and electricity are connected to the property. The central heating is gas fired, there is a septic tank for drainage and broadband is connected to the property.

## Agents Note

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

## Tenure & Possession

The property is freehold with vacant possession being given on completion

## Floorplan

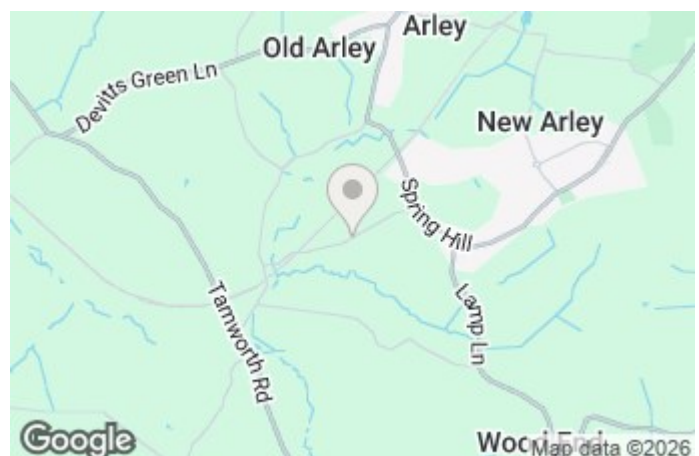
Howkins & Harrison prepare these plans for reference only. They are not to scale.

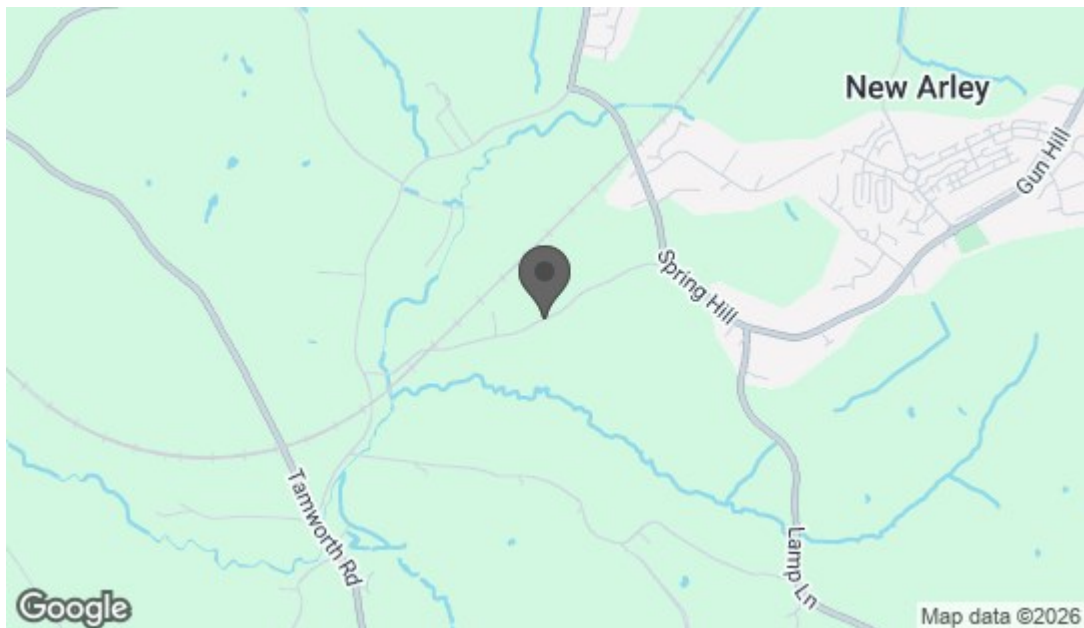
## Additional Services

Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.

## Important Information

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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