



Woodlands Poultry Farm Ted Pitts Lane Allesley CV5 9FL

for sale
£1,150,000



Property Description

A lovely detached character farm house in an enviable position in Ted Pitts Lane, Allesley, set in approximately eight acres with numerous outbuildings and having a wealth of character to include Inglenook fire place and exposed beams, four bedrooms, two annexes, nine stables, detached double garage and approximately 2100ft² detached workshop with space for 18 cars (in need of refurbishment), with scope for conversion subject to planning, formal gardens and orchard set in beautiful open countryside, having scope for improvement.

Approach

Front door leads through to:

Entrance Porch

Having windows either side, tiled floor and door through to:

Reception Hallway

Having window to the side, loft hatch to roof space, space for desk, and door through to:

Dining Room

With window to the front, wood flooring, Inglenook feature fireplace, exposed beams and door through to:

Sitting Room

Window to the front, continuation of wooden floor, feature fireplace, wall light points.

Breakfast Kitchen

Fitted with a range of base and wall mounted units, with complementary work surfaces, sink and drainer unit with mixer tap, large Range style cooker with gas hob and double oven and grill, dishwasher, breakfast bar, space for American style fridge freezer.

Utility

Base and wall mounted units, stainless steel sink and drainer unit, space and plumbing for automatic washing machine and tumble dryer, stable style door to the side leading to garden, tiled floor.

Ground Floor Bathroom

Having bath with mixer shower over, low level WC, wash hand basin, obscure glazed window to the side.

Lounge

Window to the front, feature fireplace with log burning fire, wood effect flooring, double doors leading through to conservatory, constructed of uPVC double glazed windows, with dwarf wall, double doors to the side overlooking and leading to garden, tiled floor.

First Floor Landing

Staircase rising from the hallway door through to:

Master Bedroom

Having dual aspect windows to the front and rear, built in wardrobes proving hanging and shelving space, loft hatch. door through to:

En-Suite

Having shower cubicle, low level WC and wash hand basin.

Bedroom Two

Built in wardrobes and window to the rear, overlooking garden.

Ensuite

Bedroom Three

Built in wardrobes and window to the front.

Bedroom Four

Built in wardrobes and window to the front.

Annexe 1

Door through to:

Open Plan Living Kitchen

Having base and wall mounted units, complementary work surfaces, stainless steel sink and drainer unit, Range style cooker, wall mounted central heating boiler, wood effect flooring, radiator, door through to:

Office

With internal window through to lounge and wood effect flooring.

Bedroom

Window to the side, wood effect flooring, radiator, door through to:

En-Suite

Fitted with shower, low level WC and wash hand basin, obscure glazed window to the side.

Annexe 2

Open Plan Living Kitchen

Base and wall mounted units, Range style cooker, radiator, window to the side.

Bedroom

Window to the side and radiator.

Bathroom

Having shower cubicle, low level WC and wash hand basin.

Outside

Nine stables wooden and concrete built. A five bar gate to the rear and side through to paddock.

Workshop

2100ft² workshop with space for approximately 18 vehicles with 3 roller shutter doors. (In need of new roof due to storm damage), light and power, storage into rafters. Suitable for conversion, subject to planning permission.

Front Of Property

To the front of the barn there is a large extensive gravel driveway giving access to barn and providing parking, further detached double garage with up and over door.

Formal Gardens

To the rear of the property there are formal gardens laid mainly to lawn with orchard, mature shrubs, trees and borders, large patio area, summerhouse, polytunnel and fields, gate through to paddocks.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 686.3 m² (7,388 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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150 Station Road Balsall Common
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EPC Rating: E Council Tax
 Band: G

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Tenure: Freehold



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