TAILOR MADE

SALES & LETTINGS



Hawkes Mill Lane

Allesley, Coventry, CV5 9FJ

Offers In The Region Of £750,000

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An exciting and rare opportunity to purchase this versatile detached residence, privately positioned within a very exclusive development with stunning countryside views and large grounds

Tucked away at the end of a long gated driveway off leafy Hawkes Mill Lane in Allesley, this unique offering has a the perfect blend of city life and all of the amenities you require on your doorstep, coupled with a semi rural offering with lovely walks, village pubs and superb transport links.

This flexible detached dwelling bags immense potential with planning permission granted for a 100 square meter detached stable block, approximately one acre of land, ample off road parking for multi-sized vehicles.

This detached property is arranged over two floors with scope to develop further, fluid rooms of the ground floor, provide well proportioned rooms and easy ways to plan sizeable family living areas, coupled with a large open plan kitchen / dining set-up with small modifications.

Two stairs cases provide access to two wings of the bedroom areas, offering the option for four bedrooms, all with en-suite shower rooms, or the scope to knock through the two middle bedrooms, separated by a stud partitioning to create a larger master suite with stylish Velux 3 in 1 balcony window overlooking fields. Alternatively, we have included a computer generated image to demonstrate the scope of building upwards to create 3000sq feet plus of accommodation.

Externally the property has a large field to the right of the property, which will be enclosed by a post and rail fence and hedge row. There is scope to create an additional courtyard garden off one of the reception rooms, with patio doors already in place.

There is a large stoned frontage, with continues to the side elevation, post and rail enclosed, providing a huge amount of off road for different sized vehicles, including commercial and leisure.

Planning permission has been granted (with conditions) for the erection of a detached stable blocks (CGI image included) which could be 15.5 meters x 6.5 meters x 4.5 meters.

Full Property Summary

Hallway
External door to fromt driveway, doors to a reception room and kitchen / diner. Stairs to two first floor bedrooms.

Reception Room One
Currently set up as a self contained studio with double glazed window to the front elevation enjoying lovely field views, double glazed patio doors to the side elevation with garden and driveway views towards the proposed stable block, double glazed window to the rear, wall and base kitchenette units and doors to the downstairs shower rooms. This could be an ideal lounge or home office.

Shower Room
Shower enclosure, WC, wash hand basin, double glazed window, radiator and stud wall which could be opened up to the kitchen area.

Kitchen / Diner
An L-shaped arrangement of wall and base units, stainless steel sink drainer, four ring hob, electric oven and space for white goods. There are double glazed windows to the front overlooking fields and a double glazed window to the rear. A under stairs storage cupboard, wall mounted gas combination boiler and obvious scope to knock through into the dining room to create a 50 square meter kitchen / diner.

Dining Room
As mentioned above, scope to knock through to create a 50 square meter kitchen / diner, Double glazed windows to the front elevation overlooking fields, double glazed window to the rear and door into an inner hallway.

Hallway
Door to front driveway, stairs to two first floor double bedrooms and doors into reception rooms.

Reception Room
Currently set up as a self contained studio with double glazed window to the front elevation enjoying lovely field views, double glazed door to the side elevation,, double glazed window to the rear, wall and base kitchenette units and doors to the utility and WC. This could be an ideal lounge or home office.

Utility
WC, wash hand basin, space and plumbing for a stacking washing machine and tumble dryer, double glazed window.

Bedroom One
Contemporary Velux 3 in 1 balcony windows overlooking fields, door into the en-suite.

En-Suite
Shower enclosure, WC, wash hand basin and Velux sky lights.

Bedroom Two
Velux sky lights and central heating radiator.

En-Suite
Shower enclosure, WC, wash hand basin and Velux sky lights.

Bedroom Three
Velux sky lights and central heating radiator.

En-Suite
Shower enclosure, WC, wash hand basin and Velux sky lights.

Bedroom Four
Velux sky lights and central heating radiator.

En-Suite
Shower enclosure, WC, wash hand basin and Velux sky lights.

How to Make an Offer
We will require the following information before we can advise our clients to accept or reject your offer:

• Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)
• Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure
• Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
• Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
• Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

Agents Disclaimer
While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note some of our photographs may include the use of AI furnishings to demonstrate how a room could be presented.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

Money Laundering Regulations
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.









Road Map



Hybrid Map



Terrain Map



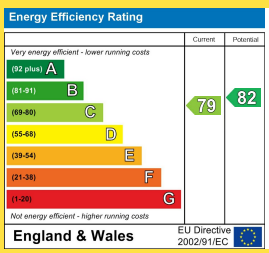
Floor Plan

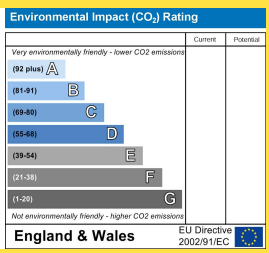


Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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