



JULIE PHILPOT
RESIDENTIAL



The Stables, Home Farm | Tanners Lane | Berkswell | CV7 7DD

An individual detached character stable conversion, modernised and stylishly converted whilst retaining period features. This is one of just three properties quietly positioned within this small, secure gated development within just a few minutes drive of excellent local amenities.

£375,000

- Detached Character Cottage
- Stable Conversion
- Two Bedrooms
- Ample Parking & Secure Gated Access



Property Description

PROPERTY

This super stable conversion is delightful with a lot of natural light throughout the property along with high ceilings and traditional 'ledge and brace' doors whilst to the outside will be found the sunny garden which is low maintenance and easy to maintain. Furthermore is ample parking for several vehicles. Inside are two first floor double bedrooms and a large bathroom, on the ground floor is the generous sized living space to include large lounge/diner and spacious kitchen both of these rooms have French double doors to the garden.

LOCATION

The Stables at Home Farm is set behind electric gates and is located just off Spencer's Lane in Berkswell. This is a sought after semi rural location with open countryside, main line train stations, Birmingham International Airport and excellent road links to motorways all being within a short drive. Local shops, shopping and social amenities will be easily found in Balsall Common, Kenilworth, Coventry and Solihull.

GROUND FLOOR

KITCHEN

12' 7" x 11' 2" (3.84m x 3.4m)

A modern well planned kitchen having an extensive range of white gloss cupboard and drawer units including deep pan drawers and matching wall units. One and a half bowl sink unit, range cooker with stainless steel splashback and extractor hood over, integrated dishwasher and washing machine. Space for tall fridge/freezer. French double doors providing main access from the garden and patio.

LARGE LOUNGE/DINER

20' 2" x 14' 8" (6.15m x 4.47m) 'L' Shaped

A light and airy living room having a gas log burner, French double doors with direct garden access.

Large walk in storage cupboard with wall mounted Worcester gas boiler.

FIRST FLOOR LANDING

BEDROOM ONE

11' 9" x 9' 7" (3.58m x 2.92m)

With high ceiling, radiator, Velux skylight window and further lower level window.

BEDROOM TWO

10' 4" x 7' 4" (3.15m x 2.24m) Exc Wardrobes

A second double bedroom with radiator and wall to wall range of built in wardrobes with sliding mirror fronted doors.

BATHROOM

With panelled bath having shower and folding shower screen, pedestal wash hand basin, w.c and fully tiled walls. Extractor fan, Velux skylight window and heated towel rail.

OUTSIDE

ACCESS AND PARKING

The property is approached via an electric gate on Tanners Lane just as you turn onto the lane from Spencers Lane. There is a large shared driveway approach to the three properties. The Stables has a private parking area for several vehicles, on average it is easy to park four cars on their driveway.

GARDEN

The sunny garden is a further feature to the home with gated access from the driveway. The attractive garden has been professionally landscaped to provide low maintenance whilst also to provide a mixed planting scheme. In addition is timber decking and stone paving which allows for outdoor 'al fresco' dining and entertaining. To the rear of the home is a further storage area and a timber shed.

SERVICES

Mains water, electricity and gas are connected.

Drainage is via a septic tank which is shared between the three properties, the service charge for this is £60.00 per year.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

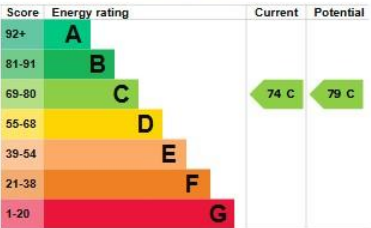
E: sales@juliephilpot.co.uk

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Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



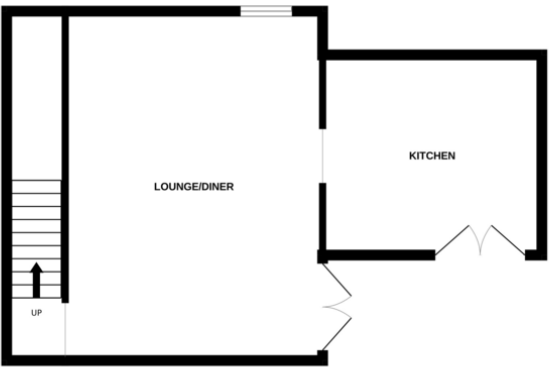
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

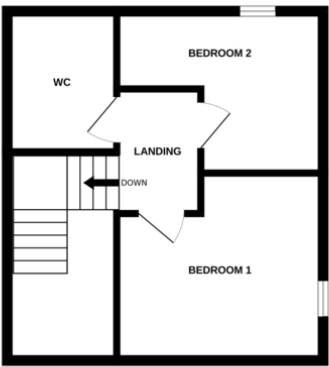
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 764sq.ft. (71.0 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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