



Rouncil Farm

Rouncil Farm Rouncil Lane, Kenilworth

In Excess of £1,100,000





PROPERTY OVERVIEW

Rouncil Farm

This small holding is perfect for a range of uses and ideal for a potential re-development opportunity. Rouncil Farm is set back from the road with box hedges to each side, and is approached via a hard track. This detached dormer bungalow offers a versatile living accommodation which currently has four bedrooms. The size of the property is approx 2,500 Sqft

The bright entrance reception hall leads one to a stunning lounge with a brick built fireplace, having windows to three sides. This is ideal when you want to relax and enjoy the views onto the front garden. The cosy sitting room is warmed by a log burner, the spacious farmhouse kitchen has an Aga cooker with a large range of modern wall, drawer and base units. Off the hallway is a useful utility room with further storage and sink. Four well-proportioned bedrooms can be found on this floor, one which is currently being used as an office. together with access to the storage areas in the loft spaces. Completing the downstairs accommodation is a contemporary suite family bathroom. The principal bedroom suite is also located on the first floor.





Externally the property has so much to offer. There are three large integrated agricultural steele framed buildings, and a further larger barn to the rear of the land. Various implement sheds and hard standing. The barns offer a huge amount of space, this is a versatile space that could be redeveloped under new planning regulations.

The site has its own Water Bore Hole. Mains can easily be reconnected from the main road, should this be required.

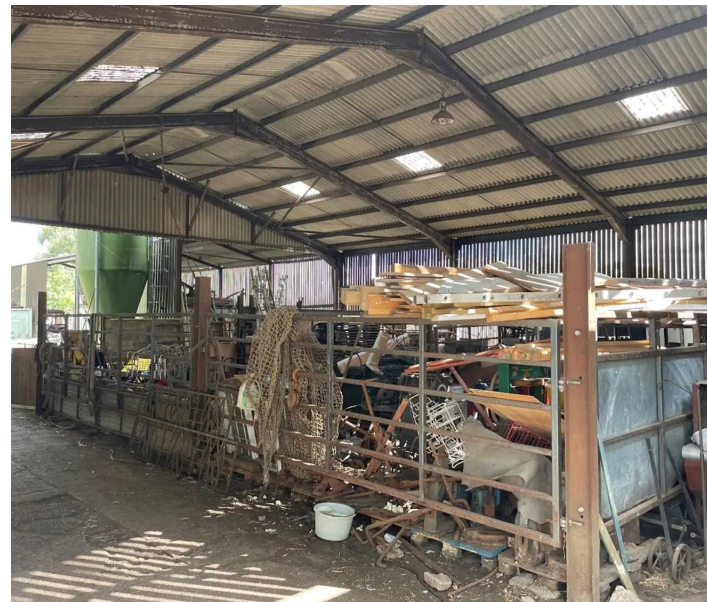
Viewing is Strictly by 'Appointment Only'

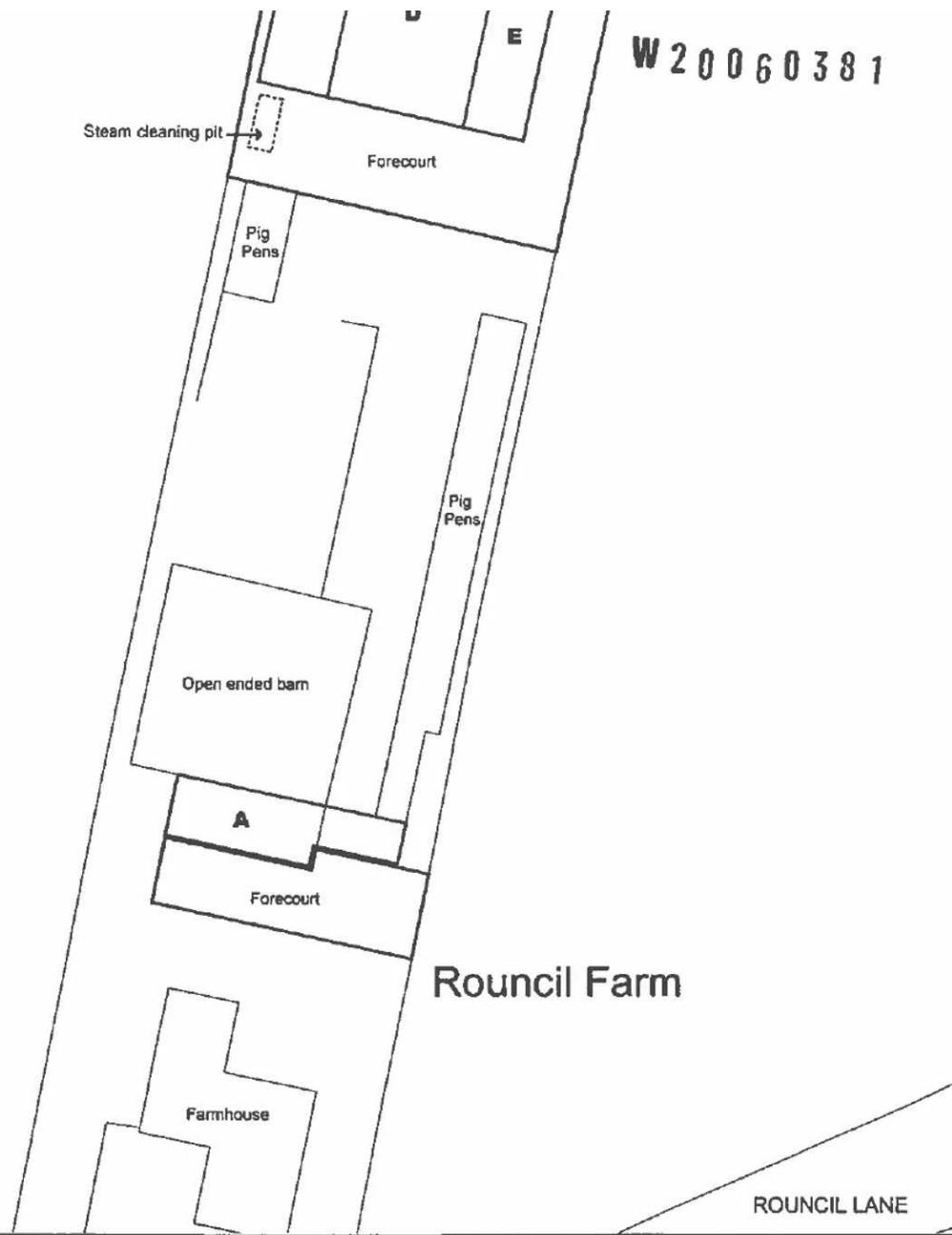
PROPERTY LOCATION

Kenilworth is most famous for its beautiful Castle that attracts visitors from all over the world. The town has excellent schools, a vast choice of restaurants and many recreational facilities. There is a wonderful community feel that embraces people, both young and old. Conveniently located in the heart of England, the town affords excellent transport links with easy access to the motorway network and the rest of the country. Kenilworth is known as a commuter town for Coventry but is also close to Birmingham Airport as well as road links M6 and M40.

Council Tax band: G

Tenure: Freehold





- Development Opportunity
- Modern Farmhouse, 2500 Sqft
- Traditional Farm Buildings with lawful Development Certificate
- Open views towards Beausale
- Water Bore Hole, on Site

ITEMS INCLUDED IN THE SALE

Freestanding cooker, all carpets, all curtains and all blinds.

FURTHER ITEMS TO BE INCLUDED IN THE SALE

Farm house and building all inclusive.

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 regulations, will be appreciated and assist with the smooth progression of the sale.



Title
 Lawful Development Certificate : Application Reference W05/1572
 Rouncil Farm, Rouncil Lane, Kenilworth. CV8 1NL

BUILDING A AND BUILDING C, D AND E

Scale	Plan	Drawn	Date	File	Tech Supp File	North
1:500 (approx)	2	RFW/PA	18-01-06	W05/1572	Cert of Law. Rouncil Farm Cdr	





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