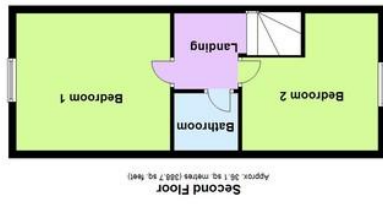
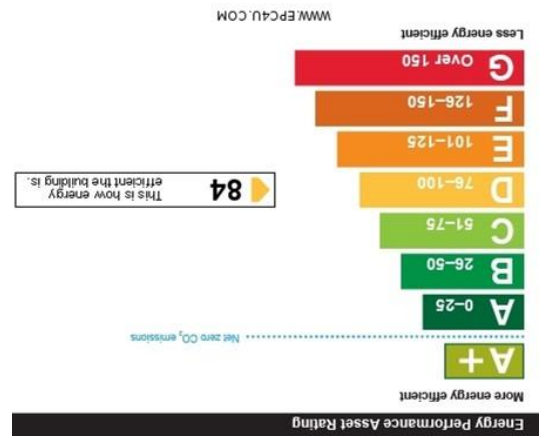


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

Total area: approx. 352.4 sq. metres (3793.5 sq. feet)



If you require the full EPC certificate direct to your email address please contact the sales branch marketing
 if this property and they will email the EPC certificate to you in a PDF format
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations
 state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.



Tamworth | 01827 68444 (option 1)



- PROMINENTLY LOCATED FARMHOUSE IN VILLAGE LOCATION
- SUBSTANTIAL PROPERTY OFFERING FLEXIBLE ACCOMODATION OVER 3 FLOORS AND HAVING 2 STAIRCASES
- CURRENTLY COMMERCIAL

Hollybank Farmhouse, No Mans Heath Lane,
 Austrey, Atherstone, CV9 3EW

£750,000

Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Occupying a prominent position at the junction of No Mans Heath Lane and Appleby Hill in the sought after village of Austrey, this large detached farmhouse provides extensive accommodation of much appeal.

The property is currently rated commercially but there is planning permission approval for the property to be converted to a residential dwelling and is being sold on that basis. The village of Austrey provides excellent local amenities including local infants/ primary school, village shop, well regarded Bird in Hand public house, local playing fields and dog walking fields, a thriving local community and is very well located for the commuter being within easy reach of the A444, the B5453, M42, A42.

The farmhouse provides very flexible accommodation over three floors and has two separate staircases. The description that follows being a likely configuration once turned into a dwelling home and as per the floorplan suggestions.

The farmhouse was renovated in approximately 2002/2003 which included new windows and exterior doors at that time with more recent extensions added in 2016 and 2019. Internally there are a number of original character features including exposed beams.

Approached via a courtyard accessed over a neighbouring property's driveway, the farmhouse enjoys the benefit of a side garden, further elevated garden area to the rear of the courtyard and excellent courtyard parking facilities.

The accommodation offers a unique opportunity for buyers requiring a home of individuality but great flexibility set within a lovely rural location.

In more detail the accommodation comprises:-

RECEPTION HALL With double glazed window, double glazed front door, slate effect tiled flooring.

FITTED CLOAKROOM With double glazed window, slate effect tiled flooring, low level wc, pedestal wash basin, cupboard housing on Ideal gas fired central heating boiler and water storage tank.

SITTING ROOM 20' 4" x 16' 7" max 15' 10" min (6.2m x 5.05m) With double glazed windows to three aspects, two radiators, vaulted ceiling. This room was added in 2019 approximately.

BREAKFAST KITCHEN 12' 6" x 12' plus 4' 5" x 7' 3" (3.81m x 3.66m) With double glazed windows to two aspects, Belfast sink unit, pine work surfaces, base cupboards, exposed beam and slate effect tiled flooring.

FRONT HALL With double glazed exterior door to the front and a staircase with a balustrade leading down to a cellar.

DINING ROOM 12' x 12' plus bay window (3.66m x 3.66m) With radiator, double glazed bay window.

SPLIT LEVEL LOUNGE - LOWER AREA 17' 2" x 18' 8" (5.23m x 5.69m) plus staircase area and bay window, with two radiators, central pillar, double glazed French doors to the side of the garden, double glazed window to the courtyard area, exposed beam, staircase area leading up to the first floor and two archways either side of the pillar leading to:-

UPPER LOUNGE AREA 13' 2" x 17' 8" (4.01m x 5.38m) With double glazed windows to two aspects, radiator, door leading to:-

RECEPTION ROOM 18' 3" min x 20' 6" (5.56m x 6.25m) With an exterior door from the courtyard, double glazed double French doors to the side garden, double glazed windows to three aspects, two radiators, useful storage cupboard, staircase leading up to first floor. This room and the room above were added in 2016 approximately.

FITTED GUEST CLOAKROOM With radiator, pedestal wash basin, low level wc.

FIRST FLOOR SPLIT LEVEL LANDING With exposed beams, staircase leading up to the second floor and a staircase leading down to the lower lounge area.

BEDROOM THREE 12' x 13' (3.66m x 3.96m) With a chimney breast and a double glazed window to front.

BEDROOM FOUR 12' x 12' max (3.66m x 3.66m) With a double glazed window to side and built-in wardrobe.

SHOWER ROOM with a radiator, double glazed window, low level wc, pedestal wash basin, corner shower with thermostatic shower over.

BEDROOM FIVE 17' 2" x 19' 2" max (5.23m x 5.84m) an L-shaped room, with two double glazed windows, two radiators, exposed beams, door to the landing and further door leading to:-

BEDROOM SIX 13' 3" x 17' 5" (4.04m x 5.31m) With double glazed windows to both sides, two radiators and exposed beam.

This room has an oblique double glazed window to one of the aspects and we believe there was originally a bathroom in this area so subject to necessary arrangement could create a further bathroom/dressing room. There is a further door leading through to:-

MEZZANINE SITTING ROOM 21' x 20' 7" (6.4m x 6.27m) With a staircase leading down to the reception room, double glazed windows to two aspects and two radiators.

SECOND FLOOR LANDING

BEDROOM ONE 12' 3" x 13' (3.73m x 3.96m) With exposed beams, radiator, double glazed window.

BEDROOM TWO 12' x 12' max (3.66m x 3.66m) With exposed beam, radiator, double glazed window.

BATHROOM Panelled bath with shower over, wash basin, low level wc, radiator.

OUTSIDE The farmhouse is approached via a shared courtyard and has its own extensive courtyard area with excellent parking facilities, walled garden area, further raised walled gravelled areas with steps leading up to two sets of entrance doors. There is gated access through to the side garden which is predominantly a grass garden with boundary hedges. The farmhouse fronts No Mans Heath Lane behind a raised walled pathway.

Council Tax Band not applicable as the property is currently commercially rated

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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