



JOHN EARLE

Log Home Farm Oldwich Lane West,
Chadwick End, Warwickshire B93 0BJ
Offers In Excess Of £895,000

Log Home Farm House is set in 33.16 Acres and includes a beautiful log home with four double bedrooms, a substantial range of buildings, farm shop and a touring caravan site for up to 5 vans and 10 tents.



A long stoned driveway leads past the Touring and Camping Caravan area down past the railed paddocks to the extensive tarmac and stone yard in front of the Farm shop, workshop and storage building, barns and the substantial Canandian Log Home built out of Finnish Redwood. Steps up to the extensive polished stone veranda with double glazed casement door into:-

Reception Hall

11'5" max x 5'6" (3.5 max x 1.7)
Solid oak flooring

Kitchen Dining Room

9'6" x 15'5" (2.9 x 4.7)
Solid oak flooring, double glazed window looking down the yard, casement doors to either side onto the sun terrace and covered veranda. Fully fitted kitchen with oak faced base and wall cupboards, fitted five ring gas hob with electric hot plate to side. Two ovens with grill under, inset white porcelain sink with central drain and draining board. Fitted wood burner.

Laundry/Utility Room

18'0" x 9'8" (5.5 x 2.97)
Tiled floor, one end fitted with laminate work top, single drainer stainless steel sink unit, base and wall cupboards, plumbing for washing machine and space for tumble dryer. Worcester boiler, and at the other end there is a CLEARVIEW wood burning stove with door to:-

Central Entrance Hall

10'2" x 3'11" (3.1 x 1.2)
Tiled floor, door to cupboard housing the hot water cylinder, door to:-

Cloakroom

Solid oak flooring, low level WC and cantilever hand wash basin

Office

9'4" x 7'1" (2.87 x 2.17)
Ceramic tiled floor, window to gable end and side, hatch to roof space

Bedroom Hallway

29'10" x 3'7" (9.1 x 1.1)
Solid oak flooring

Bedroom 1

13'9" x 13'9" (4.2 x 4.2)
Solid oak flooring, double glazed windows to two elevations overlooking the pasture land and gardens. Double doors to deep built-in wardrobe with hanging rail and storage cupboards over. Doorway to:-

Ensuite Shower Room

5'6" x 7'6" (1.7 x 2.3)
Ceramic tiled floor, large shower with sliding door and glazing to full height. Low level WC, hand wash basin, ladder towel rail

Bedroom 2

11'1" x 9'10" (3.4 x 3)
Solid oak flooring, double glazed window with aspect to the gardens

Family Bathroom

9'10" x 7'2" (3 x 2.2)
Ceramic tiled floor, large panelled bath with central tap and telephone shower attachment. Wash hand basin, low level WC, ladder towel rail and shelved area for linen storage with radiator.

Bedroom 3

14'5" x 8'2" (4.4 x 2.5)
Solid oak flooring, windows to two aspects

Bedroom 4

11'1" x 9'10" (3.4 x 3)
Solid oak flooring, with window, aspect to rear

Shower Room

6'6" x 5'2" (2 x 1.6)
Ceramic tiled floor, walk-in shower cubicle with fold back glazed door.

Tiling to full height, low level WC, hand wash basin, ladder towel rail

Outside

Pole Barn Log Store

9'10" x 11'9" (3 x 3.6)
With twin pitched roof

Four Bay Pole Barn

62'4" x 27'6" (19 x 8.4)
With hard core/rammed earth flooring, single pitch European profile tin roof

Two Bay Pole Barn

14'5" x 33'1" (4.4 x 10.1)
Hard core flooring, power supply

Five Bay Steel Portal Framed Barn/Cow Byre

98'5" x 39'4" (30 x 12)
Twin pitched roof, hard core floor and reinforced concrete rear wall with Yorkshire boarding above

Substantial Hard Core Parking

For caravans and motorhomes

Four Bays

For wood chip logs, buyer mass material with tarmac flooring

Tractor Shared/Workshop Building

60'0" x 30'6", 14'9" to eaves (18.3 x 9.3, 4.5 to eaves)
With float finished concrete flooring, roller shutter door to:-

Main Entrance

12'2" x 12'1" high (3.71 x 3.7 high)
Door to small WC

Sewage Plant

High filter with power supply

Farm Shop

Timber construction with a twin pitched roof, a glazed front door into:-

Sales & Preparation Space

19'0" x 19'0" (5.8 x 5.8)
Divided into front sales area with windows to three elevations, doorway through to, kitchen/preparation area with tiled flooring, part tiled walls, doorway into wash area with stainless steel sink unit, water supply by MIRA unit and doorway into Cloakroom with low level WC

Garage/Egg Packing Shed

9'10" x 14'1" (3 x 4.3)
Concrete floor, up and over door to one end, personal door to side, window, power and electric light.

Outside

Independent gas tank, twin LPG tanks for retail purposes with Neptune and meter.

General Information

Services

Mains, electricity and water are connected to the whole of the property. Drainage is from a modern plant located beyond the farm buildings

Tenure

The property is freehold, and vacant possession will be given upon completion of purchase

Fixtures & Fittings

All items mentioned in the sale particulars are included in the sale, all other items are specifically excluded

Planning

Planning consent was granted 2008-823 for the substantial 'Finnish' round log cabin, which is subject to an agricultural occupancy condition that states 'The occupation of the dwelling shall be limited to a person, solely or mainly working, in the locality in agriculture as defined in Section 336 (1) of the Town & Country Planning Act 1990, or in forestry or dependant of such a person residing with him/her or a widow or widower of such person.

Basic Payment Scheme

The land has been registered to receive BPS entitlements and the vendors will retain the 2018 payment. The vendors will transfer the necessary entitlements to the successful purchaser prior to April 2019 in order that the new owner can make a claim in 2019.

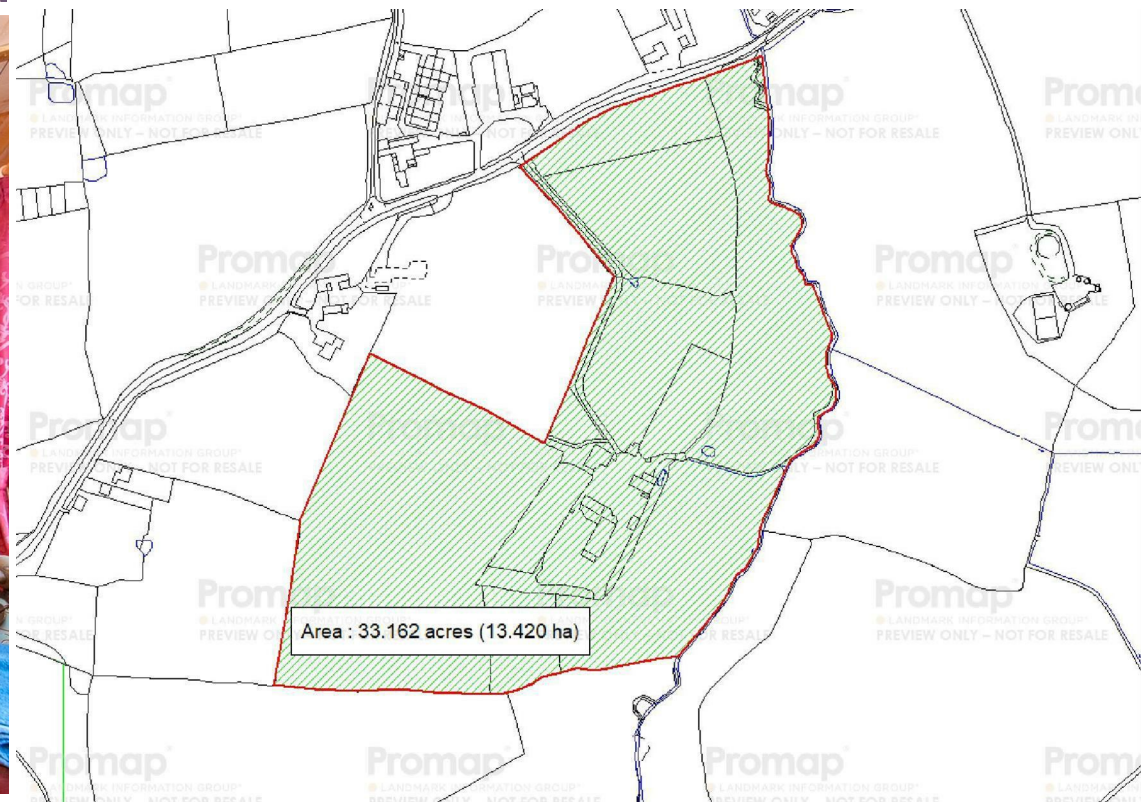
There will be an Indemnity Clause to indemnify the vendors of any breaches in cross compliance by the purchasers between completion and the transfer of entitlements.

Overage Clause

All the land will be subject to an overage clause of 30% for 30 years. This will be triggered if planning permission is granted for anything other than agricultural farm buildings or stables.

Viewing

All viewing arrangements are to be made through John Earle, please telephone 01564 794343 or email info@johnearle.co.uk.





Ground Floor
Approx. 148.0 sq. metres (1592.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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