



22, Church Road, Ryton on Dunsmore, Coventry, CV8 3ET

HOWKINS &
HARRISON

22, Church Road, Ryton on
Dunsmore, Coventry, CV8 3ET

Guide Price: £450,000

A unique opportunity to acquire a three bedroom semi-detached property with attached equestrian facilities including 14 stables, tack room, ménage, paddock measuring 1.34 acres, and a variety of outbuildings. The property is located in the heart of the village of Ryton upon Dunsmore which has many local amenities and excellent commuter links.

Features

- Three bedrooms
- Re-fitted bathroom
- Tandem garage
- Tack room
- 14 stables including a foaling box
- Sand ménage
- Outbuildings
- Gardens and paddocks extending to 1.34 acres



Location

Ryton upon Dunsmore is a village and civil parish in the district of Rugby of Warwickshire, situated five miles southeast of Coventry and seven miles west of Rugby. The village offers a number of local amenities including a village hall, church, two public houses, convenience store, and hairdressers. Nearby you can visit Ryton Gardens, the UK's leading organic garden and research centre which is situated on a 10 acre site and has an award winning cafe and a popular shop offering a selection of plants, gardening essentials, organic food, wine and groceries.

The village has a primary school and a further range of schools can be found in the neighbouring towns of Rugby, Leamington Spa and the city of Coventry. The village is ideally placed for access to major road networks including the A45, M69 and M6 and a high speed train service to London Euston is available from Coventry and Rugby which takes just under 50 minutes.

Rugby – 7 miles
Leamington – 8 miles
Coventry – 5 miles

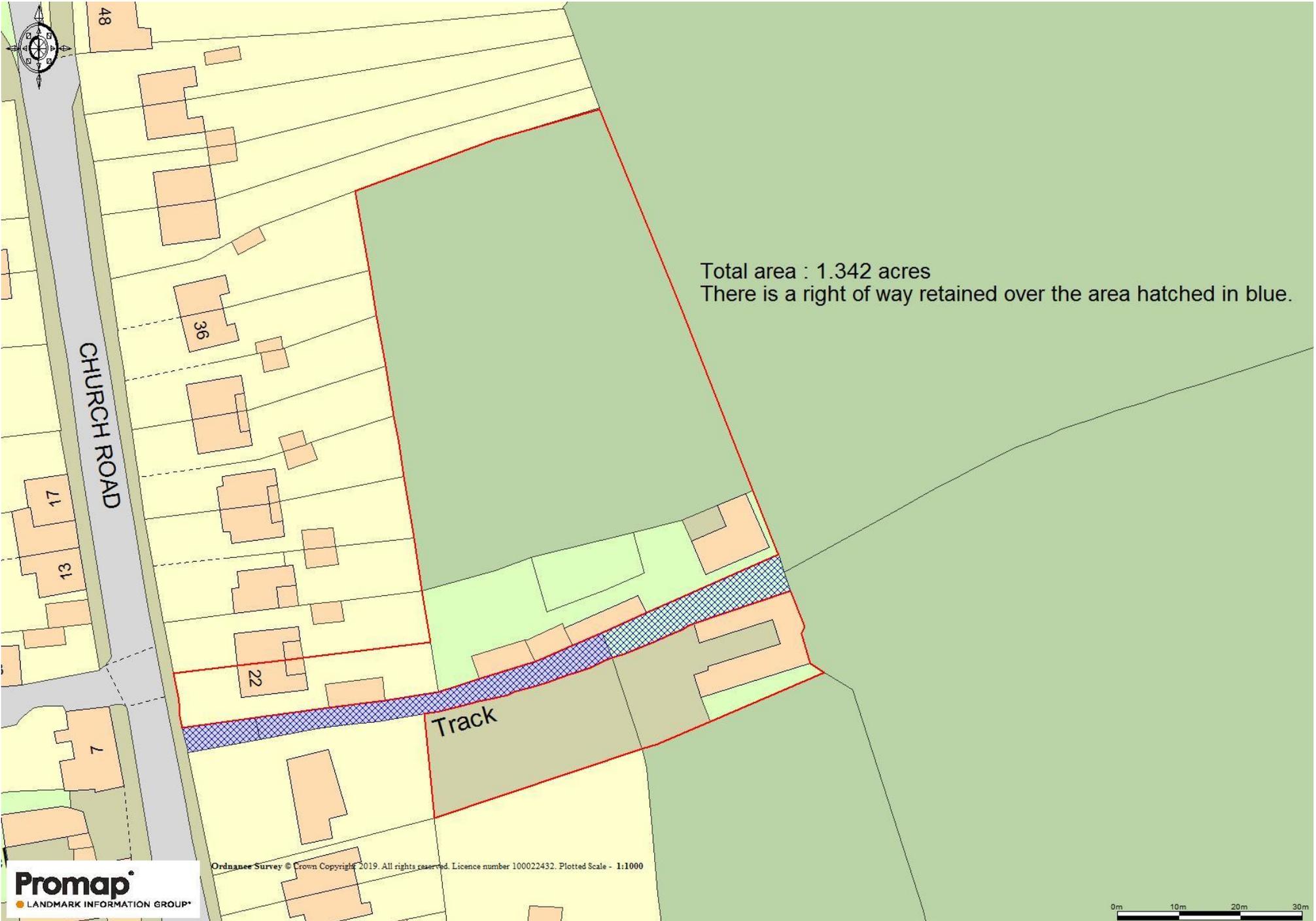


Ground Floor

The hall is accessed via the front porch and has stairs rising to the first floor with a useful under stairs cupboard and doors which lead to the sitting room which has coving to the ceiling, a coal effect gas fire with marble hearth and wooden surround. The sitting room opens out into the dining room which has sliding doors which lead through to the garden room with ceramic floor tiles throughout, a velux window, patio doors to the rear garden and a door through to the kitchen. The ceramic floor tiles continue throughout the kitchen which has a range of oak base and wall cabinets with laminate work surface over. Fitted appliances include a Rangemaster double oven with a Rangemaster extractor fan over, dishwasher and washing machine.

First Floor

From the landing there are three bedrooms, two of which overlook the front elevation with the master bedroom to the rear which has open countryside views. The family bathroom has recently been refitted and is fully tiled with marble effect tiling with a complimenting mosaic feature, a range of fitted vanity units with oval wash hand basin and WC inset, heated towel rail and glass shower enclosure.



Total area : 1.342 acres
There is a right of way retained over the area hatched in blue.



Outside

To the front of the property there is parking for several vehicles. A wrought iron gate gives access to the side and rear along with the tandem garage which has light and power. Attached to the garage is a large aviary and shed, a tack room, four stables, and a large outbuilding which has been divided into two, one of which is being used as a feed store. The garden itself is laid to lawn with borders and contains four greenhouses and a chicken coop. To the side of the garden there is a paddock with a further outbuilding which has been divided into three cow sheds with a water supply and hard standing to the front. To the right, there are a further 10 stables including a foaling box, further hard standing and a water supply. In front of this are some raised sleeper bed planters and access to the sand ménage. There is additional separate access to the stables, ménage and outbuildings via a five bar gate and shared access track which is located to the right of the property. Gardens and paddocks, in all, extend to 1.34 acres.



An equestrian enthusiast's dream with outbuildings, stables and ménage





Viewing

Strictly by prior appointment via the selling agents. Contact 01788 564666.

Fixtures and Fittings

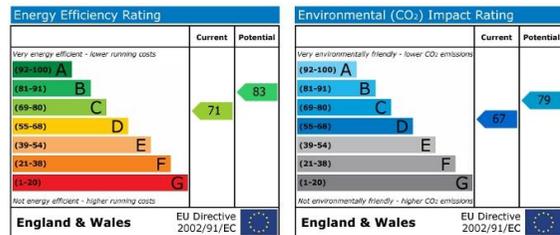
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

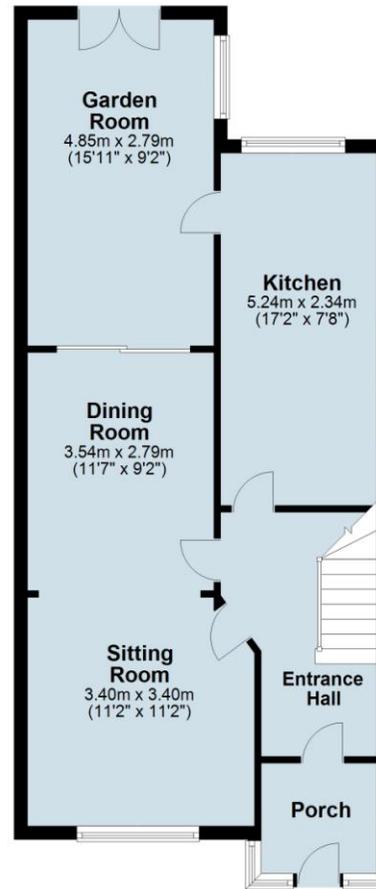
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

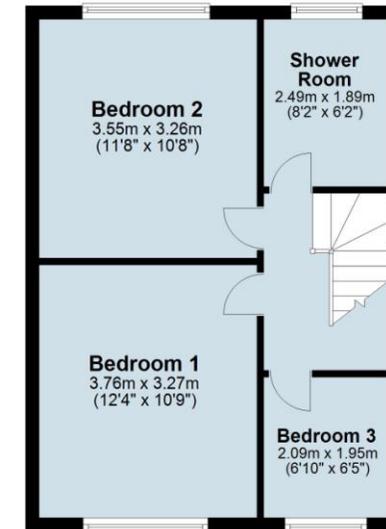
Rugby Borough Council. Tel: 01788 533533.
Council Tax Band – C



Ground Floor



First Floor



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

