







A delightfully situated Farmhouse set in approximately 19.50 acres (7.89 Ha) of permanent pasture, enjoying fine country views and enjoying considerable equestrian potential, with scope for modernisation and refurbishment

White House Farm, Woolscott, near Rugby

Location

White House Farm enjoys a delightful, elevated, rural setting approximately quarter of a mile to the north-east of the small Warwickshire village of Grandborough, a short distance from the small hamlet of Woolscott and about 6 miles south of Rugby. There is a village hall and a highly regarded public house - The Shoulder of Mutton, whilst day-to-day shopping can be found in Southam and the villages of Dunchurch or Braunston, all around a 5 minute drive by car. A wider range of shopping can be found in Rugby, Daventry and Leamington Spa. There are a variety of walks through rural farming country with peaceful and tranquil scenery. Draycote Country Park and Reservoir is only a couple of miles distant. Grandborough also provides good access to the A45, A5, M1, M40 and M6. As well as the excellent road network surrounding the village there are train stations at both Rugby and Warwick Parkway with high speed trains from Rugby conveying commuters to London Euston in 50 minutes. There is a good range of state and private schooling available in Rugby and the surrounding area including Bilton Grange, Lawrence Sheriff, Rugby High, Princethorpe College, King Henry VIII in Coventry, Southam College and the world-renowned Rugby School. A regular school bus service runs from Grandborough to Southam, Rugby, Dunchurch and Leamington Hastings schools.

Description and Accommodation

The property comprises a handsome detached farmhouse, originally built in about 1930 of rendered construction with slate roofs, which is set in established gardens and grounds together with a modern detached garage building, three permanent pasture paddocks enjoying long road frontage, and extending in all to approximately 19.50 acres.

On the Ground Floor:

A uPVC part glazed front door opens to an Enclosed Entrance Porch with a further part glazed door to the Reception Hall. There is an Attractive Sitting Room with a bay window and an open fireplace set in a stained wood and marble surround. The separate Dining Room also enjoys an open stone fireplace. Leading from an Inner Hall is the Breakfast Room or Family Room with a range of built-in store cupboards and a Stanley oil fired range which supplies the central heating radiators. There is a Fitted Kitchen which contains a range of oak fronted wall and floor cabinets having laminated worktops and incorporating a stainless steel one-and-a-half bowl sink, a Hygena electric hob with extractor hood over, electric double oven, recess for a dishwasher and a servery hatch to the dining room. Adjoining the kitchen is a lean-to glazed Utility Room, with plumbing for a washing machine, and an Outside WC.

On the First Floor

An oak staircase rises from the reception hall to a Central Landing, leading from which are Four Double Bedrooms, all enjoying attractive views over the adjoining farmland, and two having original tiled fireplaces. There is also a Useful Box Room and the Family Bathroom which contains a coloured suite of bath with electric shower over, washbasin, WC and heated airing cupboard.



Outside

There is a modern detached brick building which provides a useful Implement Store and Large Garage having power connected.

The mainly lawned gardens and grounds extend on all sides of the house and include a variety of mature shrubs and trees together with an ornamental fishpond and small orchard of fruit trees. The property is approached from the lane through a metal entrance gate with a tarmac driveway leading to the parking area in front of the garage building. A separate gravelled pathway leads to the front entrance porch.

Farm Land

The land extends to about 19.50 acres (7.89 hectares) of permanent pasture in total, across 3 paddocks that surround the dwelling. The land is predominantly flat, rising towards the north east, and there is evidence of historic ridge and furrow. Boundaries are of mature hedgerows and post and wire fencing, and with good road frontage/access.

The land is likely to be classified as Grade 3 under the Agricultural Land Classification of England & Wales Maps (1968).

General Information

Services

Mains electricity and water are understood to be connected to the property, with drainage to a private system. No tests have been undertaken to the service installations. Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase. Oil fired central heating. A water supply is connected to field parcel SP4967 5758.





Statutory Authorities

Rugby Borough Council - 01788 533533
Warwickshire County Council - 01926 410410
Severn Trent Water - 024 77 715000

Tenure and Possession

The property is for sale freehold with vacant possession available upon completion

Planning Restriction

The property was previously subject to a Section 106 Agreement limiting occupation to persons employed or last employed in agriculture. Planning consent has been obtained for the removal of the Section 106 Agreement by way of a Deed of Variation.

Fixtures & Fittings

All items mentioned in these particulars are included in the sale price, all others are expressly excluded.

Council Tax

We understand that the property has been placed in Band F with council tax payable to Rugby Borough Council



Energy Performance Certificate

Energy efficiency rating: Band G (Current), Band B (Potential). A copy of the full EPC report is available upon request

Basic Payment Scheme

We understand the land is registered with the Rural Land Registry and a claim was made for the Basic Payment Scheme (BPS) in 2018. Should completion take place after the 15th May 2019 it is anticipated that the Vendor will make the BPS claim for 2019 and there shall be no apportionment of claim value to the Purchaser. Upon completion the Vendor endeavours to transfer the appropriate number of BPS entitlements for the holding to the Purchaser.

Cross Compliance

The Purchaser will be required to comply with the Cross Compliance Regulations as set out by the Rural Payments Agency for the 2019 scheme year until 31st December 2019, and indemnify the Vendor for any loss or penalty as a result of any breaches of Cross Compliance.

Environmental Stewardship

The land is not registered under any Environmental Stewardship Schemes.

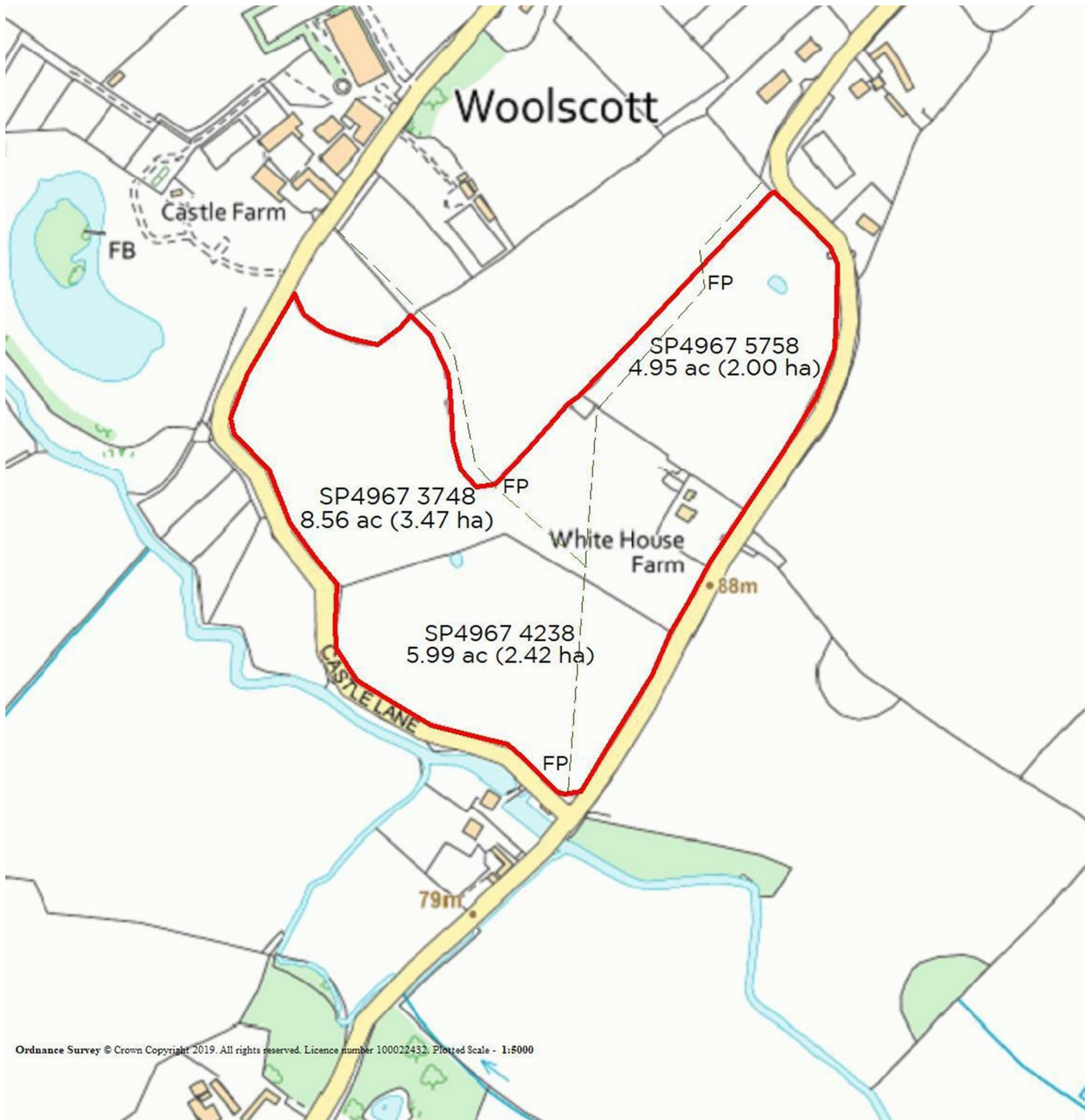
Designations

The land is listed within a Nitrate Vulnerable Zone. We are not aware of any other designations on the property.

Sporting and Timber Rights

The sporting and timber rights insofar as they exist are included in the freehold sale.





Easements and Wayleaves

Electricity poles and overhead cables cross field parcels SP4967 3748 and SP4967 4238, it is assumed that wayleave payments are nominal and will be transferred to the purchaser upon completion.

Plans, Areas and Schedules

These are based on the Promap computerised digitised mapping data and the Rural Payments Agency Rural Land Register Maps. They have been checked and computed by the Selling Agents, but the Purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul the sale.

Boundaries & Rights of Way

The Purchaser shall be deemed to have a full knowledge of all boundaries, and neither the Vendor nor the Selling Agents will be responsible for defining the boundaries of ownership thereof. A public footpath crosses all three field parcels.

Viewings

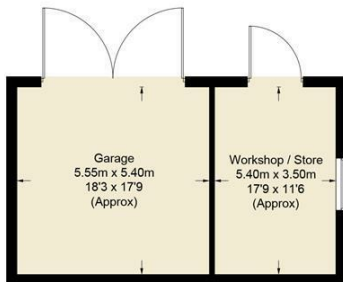
Viewings are strictly by prior appointment only with the selling agents - Sheldon Bosley Knight 01608 661666.

Health and Safety

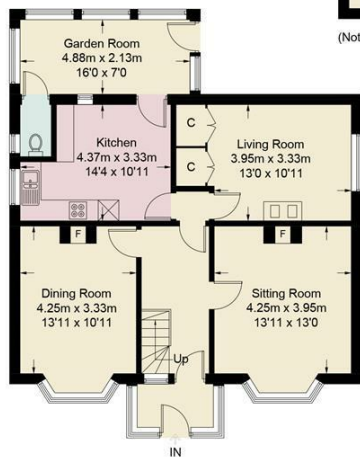
We would like to bring to your attention that this is a working farm and request that you take considerable care for your own personal wellbeing during viewings.

Location

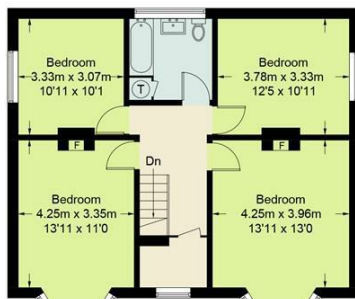
Travelling from Southam, follow the A426 for approximately 4 miles before taking the right turn into Hill Road signposted to Grandborough. Continue for about 2 miles into the village before turning left into Main Street and continuing for about a quarter mile towards Woolscott where the property will be found on the left identified by the For Sale board. Post Code: CV23 8DB



(Not Shown In Actual Location / Orientation)



Ground Floor (91.6 sq m / 986 sq ft)

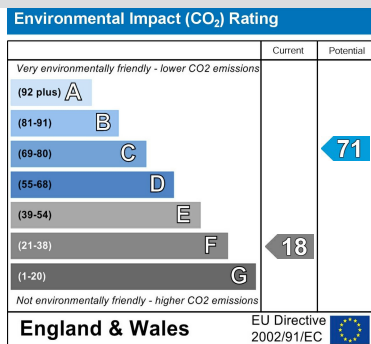
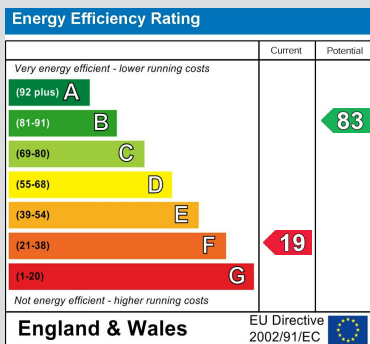
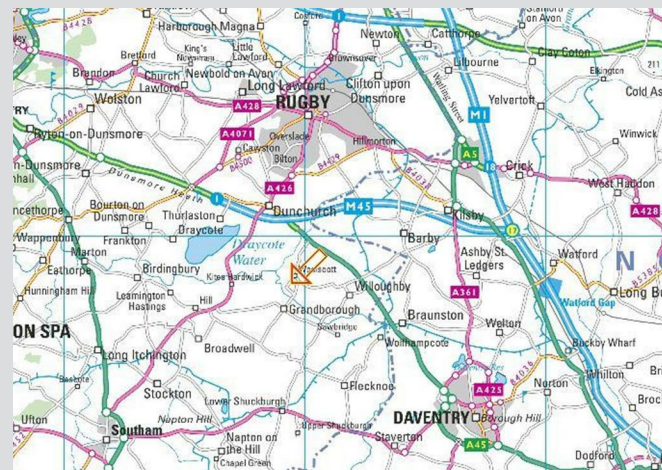


First Floor (75.9 sq m / 817 sq ft)

Approximate Gross Internal Area = 218 sq m / 2346 sq ft
(Including Garage / Workshop / Store)

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2018 (ID505590)

Sheet ID	Parcel ID	Total Field Size (ac)	Total Field Size (ha)	Description
SP4967	5758	4.95	2.00	Permanent Pasture
SP4967	3748	8.56	3.47	Permanent Pasture
SP4967	4238	5.99	2.42	Permanent Pasture
Total		19.50	7.89	



Leamington Spa
29 Denby Buildings
Regent Grove
Leamington Spa
CV32 4NY
Tel: **01926 430555**

Kenilworth
9 The Square
Kenilworth
Warwickshire
CV8 1EF
Tel: **01926 857595**

Stratford-upon-Avon
Morgan House
58 Ely Street
Stratford-upon-Avon
Warwickshire, CV37 6LN
Tel: **01789 292310**

Shipston-on-Stour
The Corner House
Market Place
Shipston-on-Stour
Warwickshire, CV36 4AG
Tel: **01608 661666**



Exceeding the Standard



sheldonbosleyknight.co.uk

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.