A fine example of a late Georgian property, boasting six/seven double bedrooms, sitting within a 1/3 acre plot and conveniently located for Warwick University.
The farmhouse is Grade II listed and is located in a quiet and secluded conservation area. With its prestigious surroundings, excellent schools, and in good proximity to the city centre. This family home is only 10 minutes (3.1 mile, Google maps) away from Coventry train station where the trains to London Euston only take 58 minutes. Canley Hall Farmhouse also sits within good proximity of award-winning private schools.

To the ground floor, the property comprises of an entrance hall, cloak room, shower room, formal dining room, sitting room, drawing room, kitchen including a breakfast room, conservatory and utility/work room. The ground floor also gives access to a cellar. Off the entrance hall there are two staircases rising to the first floor which has four double bedrooms and family bathroom room.

The second floor is home to two further double bedrooms and storeroom/bedroom plus a stunning jacuzzi bathroom with mood lighting.

This Georgian property boasts all of the period/character features that you would expect, such as high ceilings, coving, picture rails and feature fireplaces. Also having planning permission in place to extend the kitchen. The property also benefits from having a detached double garage and a sweeping driveway. This property must be viewed to appreciate its charm and beauty.
Entering the property through a solid wooden door set in original Georgian portico with arched fanlight window above. The spacious entrance hall is accessed via a further glazed door and has original quarry tiled flooring. Off the hallway to the right is the formal dining room, with wooden flooring, a feature fireplace and double-glazed sash windows to front and side. Also, off the hall is the main sitting room and the drawing room. The sitting room has views to the front and the side and benefits from a beautiful wood burning stove in feature brick surround on a tiled hearth. The drawing room boasts wooden flooring, open fire in original Georgian surround on tiled hearth, picture rail, cornice to the ceiling and double-glazed sash windows to side and rear. Continuing off the hall is the breakfast kitchen, utility, cloakroom, shower room.
Seller Insight

“We had always been fond of Georgian properties, and this one was a particularly fine example,” say the current owners of this Grade II listed farmhouse, “as well as being in just the perfect location for us. Set in a quiet and secluded conservation area, the house is convenient for Warwick University, as well as being a pleasant green stroll from Kenilworth.”

Having been lovingly improved over the last 20 years by its current owners, this superb residence is the perfect period home, retaining many original features. “The building has such a sense of history,” they say, “and also has the opportunity to blend into the 21st century, possessing listed building planning permission and architectural drawings for a large combined kitchen and living and a media room. The house has such a comfortable feeling, being cool in summer and warm in winter, and dual aspect rooms being filled with sunlight all day.”

The gardens too have much to offer, being perfect for everyday family life and entertaining alike. “At one third of an acre, there is plenty of space for the children to play on the swings or kick a ball around the garden,” say the owners, “as well as a vegetable patch for us to grow our own produce, and lots of beautiful mature trees. We have two patio areas, one adjacent to the house itself and another under the apple trees, where we love to sit on a summer’s evening.”

“Despite the quietness of its setting, the property is conveniently located for local amenities, schools and transport networks,” continue the owners. “Though we are close to the A45, we can’t hear any traffic noise from the garden! There is a pedestrian walkthrough to the local shops, including Boots, Tesco, and Oriental food stores.”

“We love the late Georgian detailing which is evident throughout the property, giving such a sense of history and personality to our home.”

“We love being able to walk all the way into Kenilworth, enjoying the peace and greenery of our surroundings on our way to make the most of the town.”

“We shall greatly miss the generous, picturesque garden, which has perfect for our young family growing up here, allowing the children freedom to run around and play.”

“The property is ideal for entertaining, particularly in the summer months when we can relax with family and friends on the patio under the apple trees in the garden.”

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.*
The breakfast kitchen has work surfaces with a range of hand made solid pine base and eye level units and concealed lighting. Continuing into a large split-level Breakfast / Dining Area with tiled flooring, two built in display units either side of pine farmhouse fireplace housing Rayburn Regent solid fuel stove. There is also space for dining table and chairs to rear with a built in window seat incorporating useful storage. The ground floor also gives access to the cellar, also providing useful storage space.
The first floor can be accessed by two separate staircases from the left and right wing of the property. This floor provides four spacious double bedrooms, one of which is the master bedroom and a family bathroom. The master bedroom has a feature fireplace, picture rail, double glazed sash windows to front and side. The family bathroom is spacious and benefits from double shower cubical, pedestal wash hand basin, low level w/c, tiled flooring and sash window to side.
One of the two staircases continues to the second floor where you are greeted with a spacious reception landing boasting exposed beams, because of this size, it could easily be used as a sitting or play area. This area provides access to a further three bedrooms, all with exposed beams and one of the bedrooms benefiting from its own sitting room with the other bedroom currently being used for storage.
Outside
The property has a large garden that wraps around the property, partly walled with the largest section being to the side which is laid to lawn with many mature shrubs and fruit trees. There is a vegetable garden and a small patio area with a lovely view back at the property. A second, more extensive patio is sited in the shade of a large apple tree and is ideal for al-fresco dining. Next to the conservatory, there is another courtyard style patio whilst the main section of the garden wraps around to the front of the property. The garden benefits from both a shed and a greenhouse.

To the rear of the house and garden, the property is approached via a gently sweeping driveway which leads to the garage and there is parking available along the drive and in front of the garages.
Sitting just behind the prestigious Kenilworth Road, the home is only 10 minutes away from Coventry train station where a train to London Euston is only 58 minutes. Situated to the South West of Coventry City Centre and close to the Warwick University. Also providing excellent access to the A45 and the A46. The A45 connects to Birmingham, passing Birmingham International Airport and the A46 connects to the Warwick/Leamington area.
SERVICES TO THE PROPERTY
All Mains Connected

LOCAL AUTHORITY
Coventry City Council

VIEWING ARRANGEMENTS
Strictly via the vendor’s sole agents Fine & Country

WEBSITE
For more information visit www.fineandcountry.com/coventry

OPENING HOURS
Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 4.30 pm
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