



4 Bedroom Link Detached located in  
Corley.

£850,000

 UP Estates



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A very rare opportunity presents itself to the market for the first time in over 20 years to acquire this stunning period Georgian property, which we understand dates back to 1823. Previously being the west wing of Corley Manor and a part of the rectory of Corley Parish church, this tastefully maintained home has a host of stunning features that make it a truly fantastic purchase to the discerning buyer. The property was formally separated into its current state circa 50 years ago, and in brief comprises: Reception Hall, Lounge, Drawing Room, Breakfast Dining Kitchen, Conservatory, Utility Room, Rear Hall, Guest Bedroom with En-Suite and Double Garage to the Ground Floor. There is a Landing, Three Bedrooms (One En-Suite) and Bathroom on the First Floor. Externally the property is situated down a private driveway, with gated entrance to the grounds which sit at just over 1 acre and offer an idyllic, peaceful setting. Internal viewing by appointment only via Up Estates.

**£850,000**

- Period Georgian Property
- Secluded Private Location
- Four Bedrooms, Two En-Suite
- Two Spacious Reception Rooms
- Over 1 Acre Plot
- Bespoke Handmade Breakfast Kitchen
- Gated Driveway & Double Garage
- Conservatory

#### RECEPTION HALL

**16' 1" x 6' 6" (4.92m x 2.00m)**

Main entrance reception hallway accessible via bespoke handmade oak stain glass double doors, leading to a welcoming hall which doors off to some ground floor accommodation including the double garage, and having a central heated radiator.

#### LOUNGE

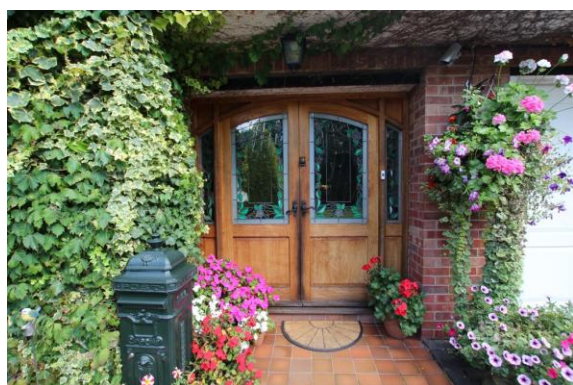
**17' 4" x 14' 11" (5.29m x 4.57m)**

Beautifully proportioned lounge reception room with bow glazed window, further glazed window which make for a light filled room which also has a feature Minster fireplace, double doors opening to the reception hall, original solid wood door to the drawing room and dado rails and coving to the walls and ceiling.

#### DRAWING ROOM

**22' 1" x 15' 10" (6.74m x 4.84m)**

Formal traditional drawing room with bespoke carpet, working open fireplace, dado and picture rails to the walls, coving to the ceiling, central heated radiator, large glazed window, double doors through to Kitchen and original solid wood door to the rear hallway.



#### **BREAKFAST DINING KITCHEN**

**15' 7" x 20' 4" (4.75m x 6.22m)**

Handmade bespoke breakfast dining kitchen which offers a superb space which works well in its current setup as well as providing excellent potential for re-design in the future. The floor has terracotta coloured tiling throughout, and this room has some pleasant individual features including a stained glass window overlooking the conservatory, solid wood Welsh dresser china cabinet, Belfast style sink and patterned coving to the ceiling, as well as real wood worktops, tiled splash back and appliance space/plumbing.

#### **CONSERVATORY**

**19' 1" x 21' 1" (5.82m x 6.43m)**

Further sitting room which has terracotta coloured tiled flooring throughout, pitched apex roof, stain glass glazed windows, French doors opening to the garden and fitted blinds throughout.



#### **INNER HALL**

Having built in storage cupboard, stairs rising to the First Floor, and providing access to the Guest Third Bedroom and Breakfast Dining Kitchen.

#### **UTILITY ROOM**

**3' 10" x 7' 7" (1.18m x 2.32m)**

Having a built in storage cupboard, glazed window and housing boiler.



### **BEDROOM THREE**

**8' 6" x 11' 3" (2.61m min x 3.45m min)**

Having a glazed window, central heating radiator and dado rails and coving to the walls and ceiling.

### **ENSUITE SHOWER ROOM**

**4' 3" x 6' 7" (1.32m x 2.02m)**

Being fully tiled and having a glazed window, shower cubicle, vanity hand wash basin.

### **WC CLOAKROOM**

Being tiled to the walls and having a low level WC and wash hand basin.

### **DOUBLE GARAGE**

**19' 8" x 19' 0" (6.01m max x 5.80m max)**

Having internal access from the property as well as two electric doors, full power and lighting, built in storage cupboards, one of which has plumbing for a washer/dryer, small loft storage space

### **LANDING**

**27' 0" x 3' 10" (8.25m x 1.19m)**

Having two glazed windows overlooking garden and providing doors off the First Floor accommodation.

### **BEDROOM ONE**

**17' 3" x 14' 11" (5.26m x 4.55m)**

Having three glazed windows which allow light to pour into the room, coving to the ceiling, central heated radiator

### **BEDROOM TWO**

**12' 2" x 16' 0" (3.73m plus wardrobes x 4.90m)**

Having mirror fronted sliding wardrobes, three glazed windows to both aspects, central heated radiator and door through to the en-suite.

### **ENSUITE**

**11' 0" x 6' 10" (3.36m max x 2.10m max)**

Having a full three piece bathroom suite throughout including a panelled bath with shower over and tiling, pedestal wash hand basin and low level WC, central heated towel rail, built in storage cupboard and a tiled floor.

### **BEDROOM FOUR**

**9' 2" x 17' 6" (2.81m x 5.35m)**

Having two built in wardrobes, central heated radiator and glazed window

### **BATHROOM**

**5' 5" x 17' 7" (1.66m x 5.36m)**

Having a double shower cubicle, vanity wash hand basin, low level WC, fully tiled and mirrored feature bath with mixer shower tap, towel rail and tiled flooring.

### **OUTSIDE**

The external grounds are extensive, well maintained and beautifully bordered by a host of very mature trees, some fencing to the boundaries, two garden sheds, external lighting, substantial patio area ideal for entertaining, bespoke solid wood gates driveway with private parking for numerous vehicles and extending lawn.

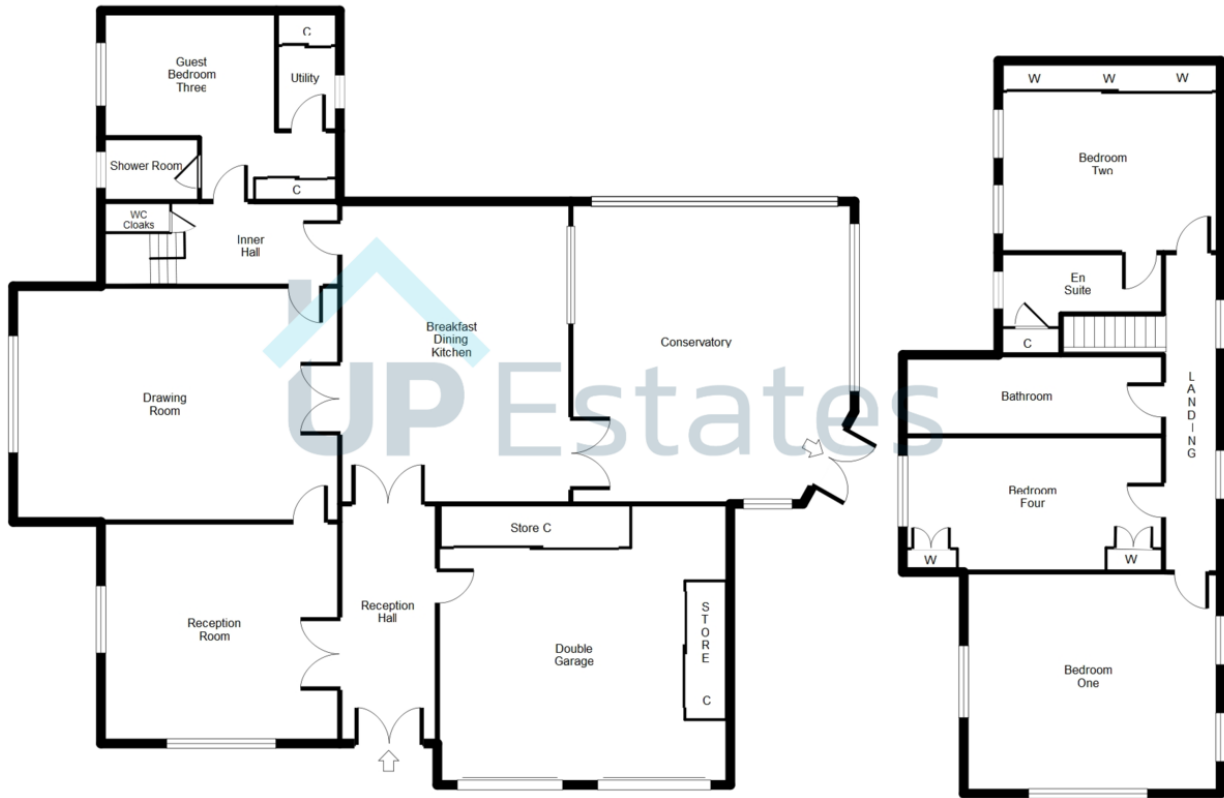




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## FLOORPLAN



For illustrative purposes only. Measurements are approximate and not to scale.  
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