




SHORTLAND
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Washbrook Lane
Allesley CV5 9FG

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STUNNING BARN CONVERSION SET WITHIN A DELIGHTFUL COUNTRYSIDE LOCATION WITH SEPERATE ANNEX WITH LOTS OF AVENUES TO EXTEND ITS CURRENT FOOTPRINT!!

Located in beautiful rural surroundings amongst open and protected green fields, this 1980's barn conversion is found within a few minutes drive of Coventry and only a fifteen minute drive to Birmingham International Airport. The property represents a fantastic purchase for a discerning buyer wanting both character and location combined. This lovely conversion also benefits from a superb ground floor barn and attractive Gardens to the rear.

With open countryside views to three sides, the property also has it's own private parking behind secured gates which gives access to the main house and the annex barn (suitable for business purposes)

In brief the main house to the ground floor offers a lovely spacious living room with an open fire, a light and airy dining room with a staircase leading you to the first floor. There is also a modern fitted breakfast kitchen with integrated double ovens, induction hob, a dishwasher, wine cooler and a fridge/freezer. A separate utility runs off the kitchen with access to a W/C.

On the first floor you will find a family bathroom and three double bedrooms with two of the bigger bedrooms having built in wardrobes and the master bedroom featuring en-suite facilities.

Outside the property is has a very useful tarmacadam courtyard positioned behind private gates with parking for several vehicles.

Also included with this wonderful purchase is a 55ft barn which offers a gym, a jacuzzi room, a car port and a one bedroom studio with a shower room.

The conventional central heating system runs on LPG. There are mains supplies for electricity and water. Drainage is via a shared septic tank.

selling quality
property since 1995









Dimensions

MAIN HOUSE

Ground floor

Dining Room

5.08m x 5.38m

Living Room

4.83m x 5.03m

Kitchen

5.08m x 3.28m

Utility

5.08m x 1.83m

W/C

FIRST FLOOR

Bedroom One

4.11m x 4.32m

En-Suite

Bedroom Two

4.83m x 5.03m

Bedroom Three

4.88m x 3.15m

Bathroom

4.11m x 1.96m

OUTSIDE

Car Port

5.61m x 3.48m

Annex

4.22m x 3.48m

Bathroom

2.51m x 2.24m

Gym/Store

6.76m x 3.48m

Jacuzzi Room/Store

5.61m x 3.48m

Garage

3.66m x 9.25m

Floor Plan



Total area: 2785.90 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

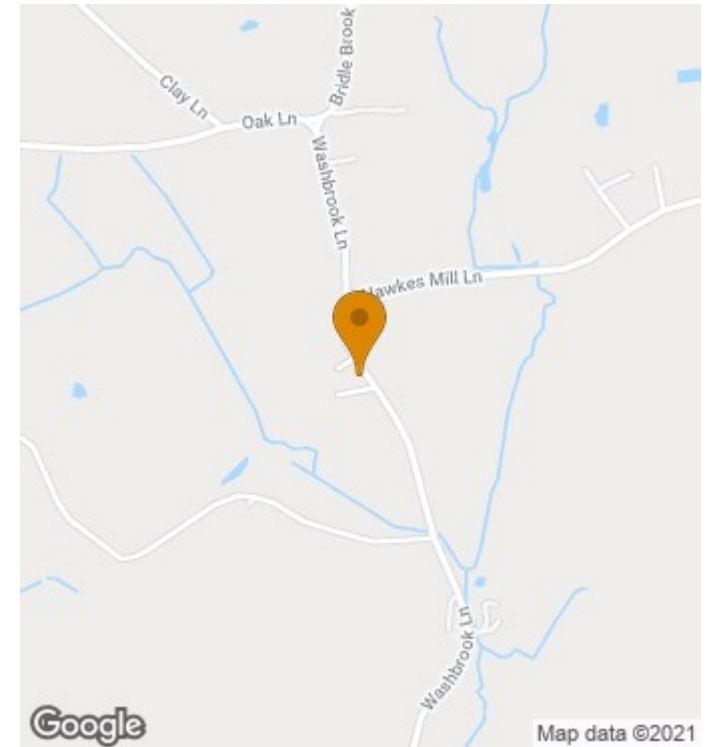
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

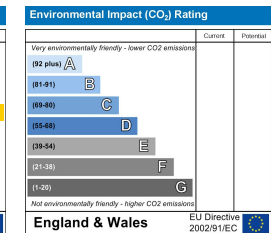
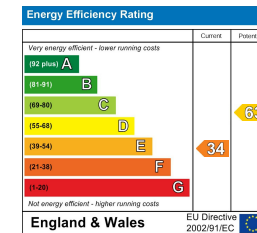
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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