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SALES & LETTINGS



## Newland Lane

Ash Green, Coventry, CV7 9BB

Offers Over £695,000



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Tailor Made Sales and Lettings are thrilled to introduce this stunning four / five bedroom barn conversion situated on the edge of semi rural North Coventry, with 3750square foot / 350 square meter detached barn, secure and water tight with large forecourt parking and fence enclosed paddock.

A superb family home, business opportunity and future planning potential on this excellent plot, spanning approximately 1 acre of land, conveniently positioned with two surrounding neighbours, amenities close by, schooling and superb transport links, very easy access to the motorway network, including M6, M69 and M1.

Council Tax Band F , EPC D.

The property is located on Newland Hall Farm, at the end of Newland lane, a peaceful semi rural location on the edge of Ash Green, North Coventry. An area served by good local amenities, schooling and short distance to Arena Shopping Park, Rail Station, Stadium, the city of Coventry and neighbouring towns such as Bedworth and Nuneaton. Birmingham Airport is located 12 miles from the property, approximately 20 minutes drive.

The plot comprises a stunning four / five bedroom barn conversion situated, offering flexible and stylish accommodation all set over one level, comprising a large flagstoned boot room / entrance area, gorgeous open plan family kitchen / diner, with vaulted ceiling, bags of character including exposed beams, exposed immaculate brickwork, log burner, ample seating and dining area, doors off to the lounge, utility, guest WC and orangery.

The kitchen comprises a range of wall and base units, solid wood counter tops, large range cooker, extractor hood, dishwasher, sink drainer and island unit. The utility room is provides space for washing machine, tumble dryer, fridge freezer, boiler, further storage and a guest WC with wash hand basin.

The current owners have further extended the barn conversion with a gorgeous orangery, feature gable window, patio doors onto the fence enclosed private garden, two Velux sky lights and modern tiled floor.

Off the kitchen / diner is a well proportioned sitting room with media wall, inset remote control fire, stunning vaulted ceiling with exposed beams and brick work, two double glazed windows to the side elevation and a door leading to the inner hallway.

Leading from the inner hallway are two excellent sized double bedrooms, including the master bedroom which benefits from walk in fitted wardrobe area, leading to a modern en-suite shower room. Both bedrooms offer immense character, superb vaulted ceilings, exposed beams and cosy well proportioned spaces. The main family bathroom is an excellent size with shaped roll top bath, shower over, curved glass screen, wash hand basin, WC, towel radiator and double glazed window. There would also be ample space for an additional shower enclosure.

A stylish floor to ceiling glazed, vaulted corridor connects the other wing of the barn which provides two further double bedrooms and a large reception room,

ideal for a playroom / home office or even home gym with bi-folding doors onto the enclosed garden.

As well as the private enclosed lawn and patio garden, there is a large post and rail enclosed paddock, large vehicle forecourt, private block paved driveway and flexible detached 3750 sq feet / 350 sq metre secure and water tight barn, offering great storage, business potential or future planning potential.

The property is freehold, double glazed, oil fired central heating with remote control electric fire to the lounge and log burner to kitchen / diner. The land area is an approximation and should be checked by your legal representation. The local council is Nuneaton & Bedworth and the council tax band is F

Full Property Summary

## Boot Room / Entrance Area

Double doors to the front driveway, double glazed window to the side elevation, flagstone floor, vaulted ceiling with exposed beams and central heating radiator.

## Open Plan Kitchen / Diner

A stunning space, great for entertaining and family time with ample dining and seating space, vaulted ceilings with exposed beams and brick work, log burner, doors off to the sitting room, orangery, utility and guest WC. The kitchen area comprises a range of wall and base units, solid wood counter tops, island unit with seating area, sink drainer, dishwasher and large range cooker with extractor hood.

## Utility

Flagstone floor, further base units, storage cupboards, space for fridge freezer, washing machine, tumble dryer, floor mounted boiler, double glazed window and door into the cloakroom

## Cloakroom

Flagstone floor, central heating radiator, WC, wash hand basin and vanity unit.

## Orangery

A beautiful extension to the former barn, large feature gable end window, double glazed patio doors onto the garden, radiator and modern tiled floor. A lovely seating or dining space focusing around the enclosed private garden.

## Sitting Room

A well proportioned sitting room, full of character with vaulted ceiling, exposed beams and brick work, two double glazed windows and media wall with inset TV area and inset remote control LED electric fire, with various ambient light settings.

## Inner Hallway

Doors off to bedrooms one and two, the family bathroom, double glazed window and further vaulted and floor to ceiling glazed windows to the garden.

## Bedroom Two

Stunning vaulted ceiling with exposed beams, two double glazed windows and central heating radiator.

Tel: 024 76939550

### Family Bathroom

A modern excellent sized family bathroom comprising a shaped roll top bath with shower over, curved glass shower screen, wash hand basin, WC, central heating radiator and double glazed window.

### Master Bedroom

Exposed vaulted ceiling with beams, two double glazed windows, radiator and door into a walk in wardrobe area.

### En-Suite Shower Room

A fully tiled modern shower room, comprising a walk in shower enclosure, WC, wash hand basin with vanity unit, chrome heated towel rail and double glazed window.

### Walk In Wardrobe

Fitted wardrobes to both sides and door into the en-suite shower room.

### Vaulted Corridor

Vaulted ceiling with exposed beams, floor to ceiling double glazed windows overlooking the enclosed garden and central heating radiator. Doors to bedrooms' three, four and the family room / office.

### Bedroom Three

Double glazed window, central heating radiator and fitted wardrobes.

### Bedroom Four

Double glazed window and central heating radiator.

### Reception Room / Home Office

Bi-folding doors into the garden, double glazed window and central heating radiator.

### Detached Barn

81'8" x 47'2" (24.9 x 14.4)

Roller high shutter frontage with pedestrian access door, power, lighting, water supply and 12 sky lights. An exciting business or planning opportunity, or perhaps a large area for storage.

### How to Make an Offer

We will require the following information before we can advise our clients to

accept or reject your offer:

- Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)
- Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure
- Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
- Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
- Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

### Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

### Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



## Road Map



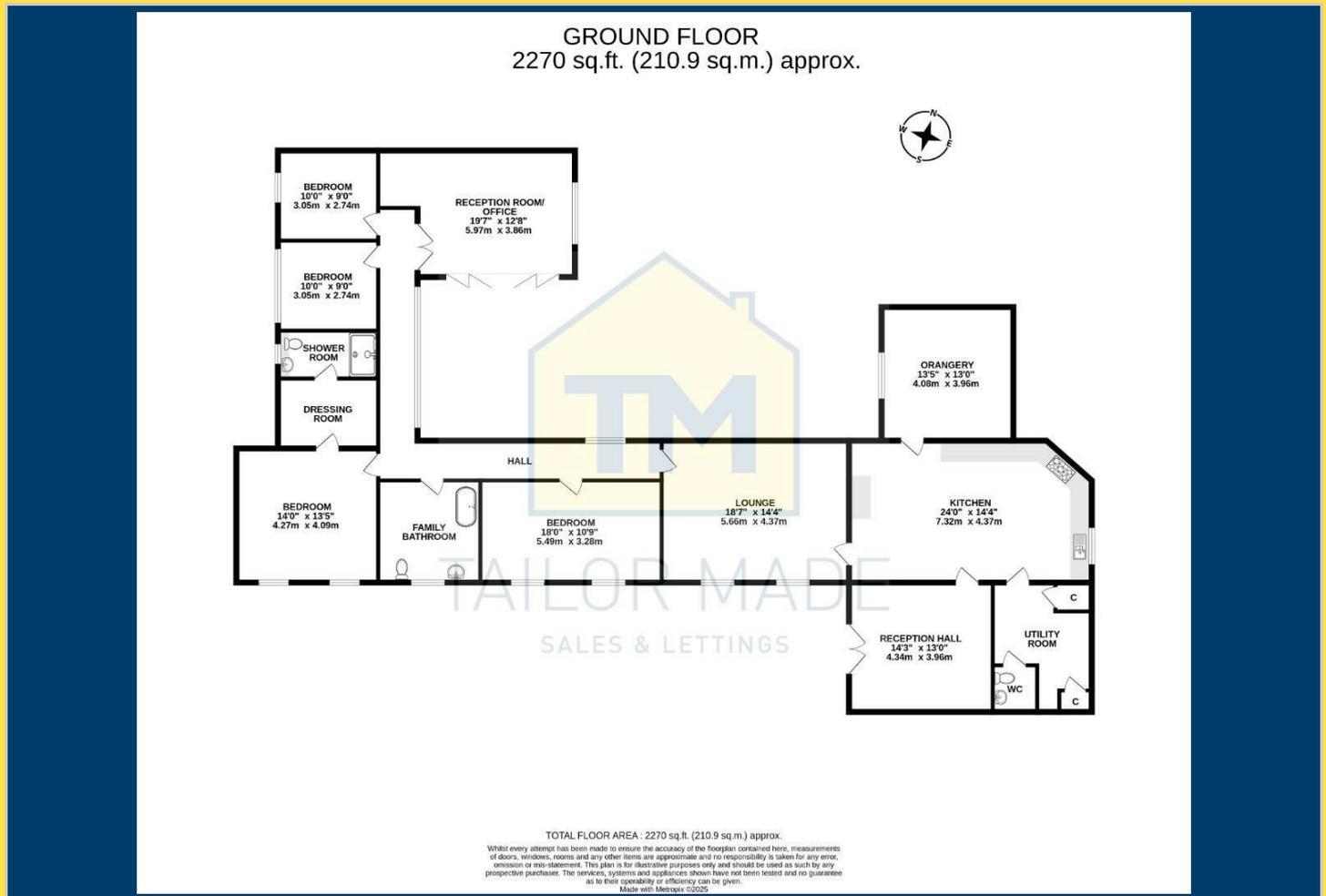
## Hybrid Map



## Terrain Map



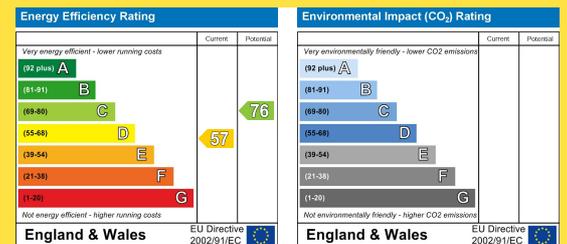
## Floor Plan



## Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.