



The Kennels, Stonehouse Lane, Arley, Warwickshire, CV7 8GB

HOWKINS &
HARRISON

The Kennels, Stonehouse Lane, Arley, Warwickshire CV7 8GB

Fillongley 2 miles
Atherstone 6 miles
Meriden 6 miles
Birmingham 12 miles
Coventry 7 miles

An exceptional contemporary detached bungalow in an elevated position with views over its own land

Comprising: Entrance Hall, Laundry Room, Boot Room, Dining Kitchen, Reception Room, Inner Hall, Four Bedrooms, Two Bathrooms, Substantial Loft Storage, Extensive Sun Terrace, Large Gardens with flower borders, raised beds, base for greenhouse and lawns, Gravel Driveway with parking for several vehicles, Hay Barn, Office/Workroom, Secure Store, Six Stables, Tack Room, Field Shelter, 30' x 75' Steel Portal Frame Barn, Secondary Road Access, Woodland, Orchard, Fenced Paddocks and Pasture Land

In all approximately 11.17 acres or thereabouts



Location

Located in a rural position but close to local amenities, the property benefits from ease of access to Central Birmingham, Coventry and Nuneaton and the nearby market town of Atherstone, all of which have main line railway stations with services to London. Birmingham Airport and the location of the proposed Birmingham Interchange HS2 station are within a 20 minute drive, and there is easy access to the M42 and M6. Local primary schools are at Arley and Fillongley, and the property is also convenient for Bablake School in Coventry. Kingsbury Water Park and Shustoke Reservoir are a short drive away and offer sailing and watersports. There is good local riding and competition opportunities with local riding clubs, and the central location of the property makes it very convenient for access to equestrian centres such as Weston Lawns and Solihull Riding Club, and eventing and polo at Offchurch Bury and Dallas Burston Polo Clubs. Golf is available at many local courses including Oakridge Golf Club, Maxstoke Park Golf Club, The Marriot Forest of Arden Country Club and The Belfry.



Accommodation

Sheltered by an oak framed porch, the front door leads into the entrance hall with doors leading off to:

Laundry/utility room, with a range of fitted base units, Belfast sink, fitted timber laundry cupboards, wall shelving and worktop, stable door leading to:

Boot room with further range of base units, sink, shelving, quarry tiled flooring and rear entrance door.

Open plan dining kitchen with vaulted ceiling and Velux

windows, full width glazed sliding doors providing access to a large sun terrace and enjoying far reaching open countryside views, comprehensive range of quality fitted units, hardwood work surfaces, centre island with breakfast bar, integrated appliances and AGA.

Living room with log burner, contemporary roof lantern window and bi-fold doors to the rear elevation giving access to the sun terrace.

The inner hall has a further door to the side and could be used as a home office space.

From the inner hallway there are doors leading off to the master bedroom with floor to ceiling double glazed windows to the side elevation, enjoying views over the adjacent paddock, and remote control Velux window with blind. En-suite shower room with double shower cubicle, WC and wash basin.

There are three further good sized bedrooms and a family bathroom with WC, hand basin and bath with shower over.



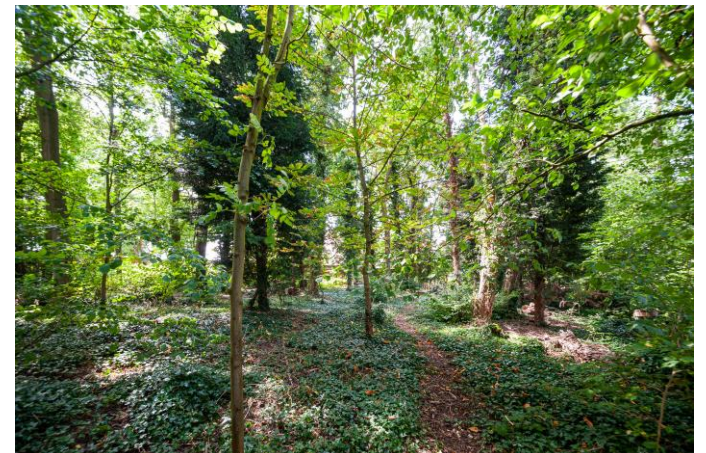


Outside

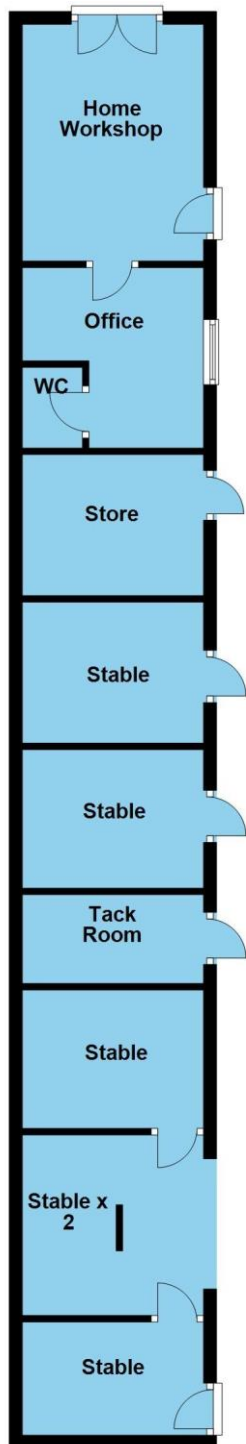
The property is approached through a double gated entrance leading to a sweeping gravel driveway providing extensive parking for several vehicles. To the rear and sides of the house are mature gardens with attractive lawns, flower borders with dry stone walls and secluded areas. To the side of the house is a smaller lawn with a raised vegetable bed and space for a greenhouse. To the rear of the house is a large sun terrace enjoying far reaching countryside views. A 'grasscrete' track runs down through the garden allowing vehicle access to the fields from the house entrance. To the side of the main lawn is an attractive parcel of mature woodland with bark paths providing a pleasant walk.

The house sits in a commanding elevated position from which it is possible to see most of the land. The land slopes away from the house, with a 3 bay (36' x 24') timber hay barn on the left, backing onto the woodland. Below the house, across the main field, is a monopitch concrete block range comprising a 1000 sq ft office/workshop with planning permission for business use, secure store, two stables, tack room and a further four internal stables. Close to this is a 75' x 30' steel framed agricultural building with profiled steel cladding and roof. There is also a useful concrete yard/hardstanding, and planning permission for a horse walker.

The pasture land is split into two smaller paddocks and the main field. All boundary fences are stockproof and the property has separate road access at the bottom of the field, onto Spring Hill via a surfaced track over which the neighbouring property has a right of way.



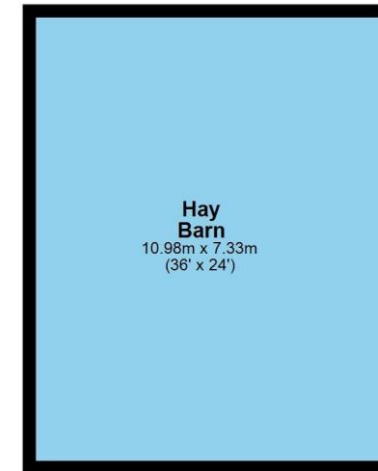
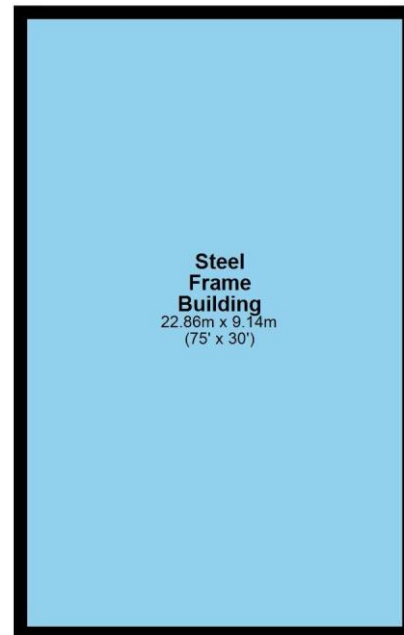
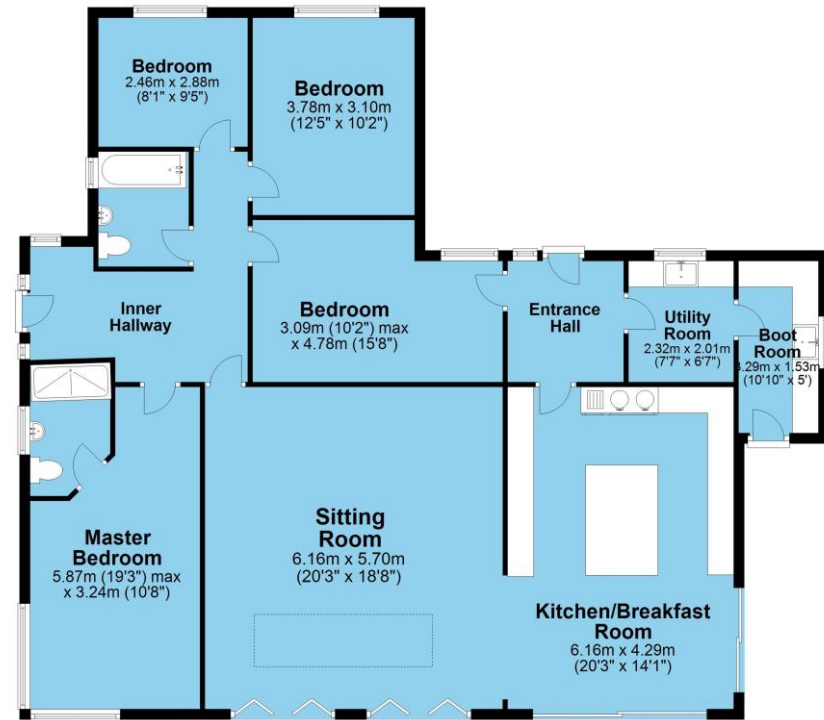




Outbuildings

- Steel portal frame building 30' x 75'
- Hay Barn 24' x 36'
- Field Shelter 12' x 24'
- Former kennel building 16'7" x 15'1" comprising a home workshop and office with planning permission for business use, 2 secure stores and 6 stables, 4 of which are internal

(the floor plans are not to scale and do not reflect the outbuildings' location in relation to the house)



Viewing

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

The house is connected to mains electricity, gas, foul drainage and water. The AGA and central heating are gas fired. The workshop building is connected to mains electricity (including 3 phase), water and foul drainage. None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of services.

Local Authority

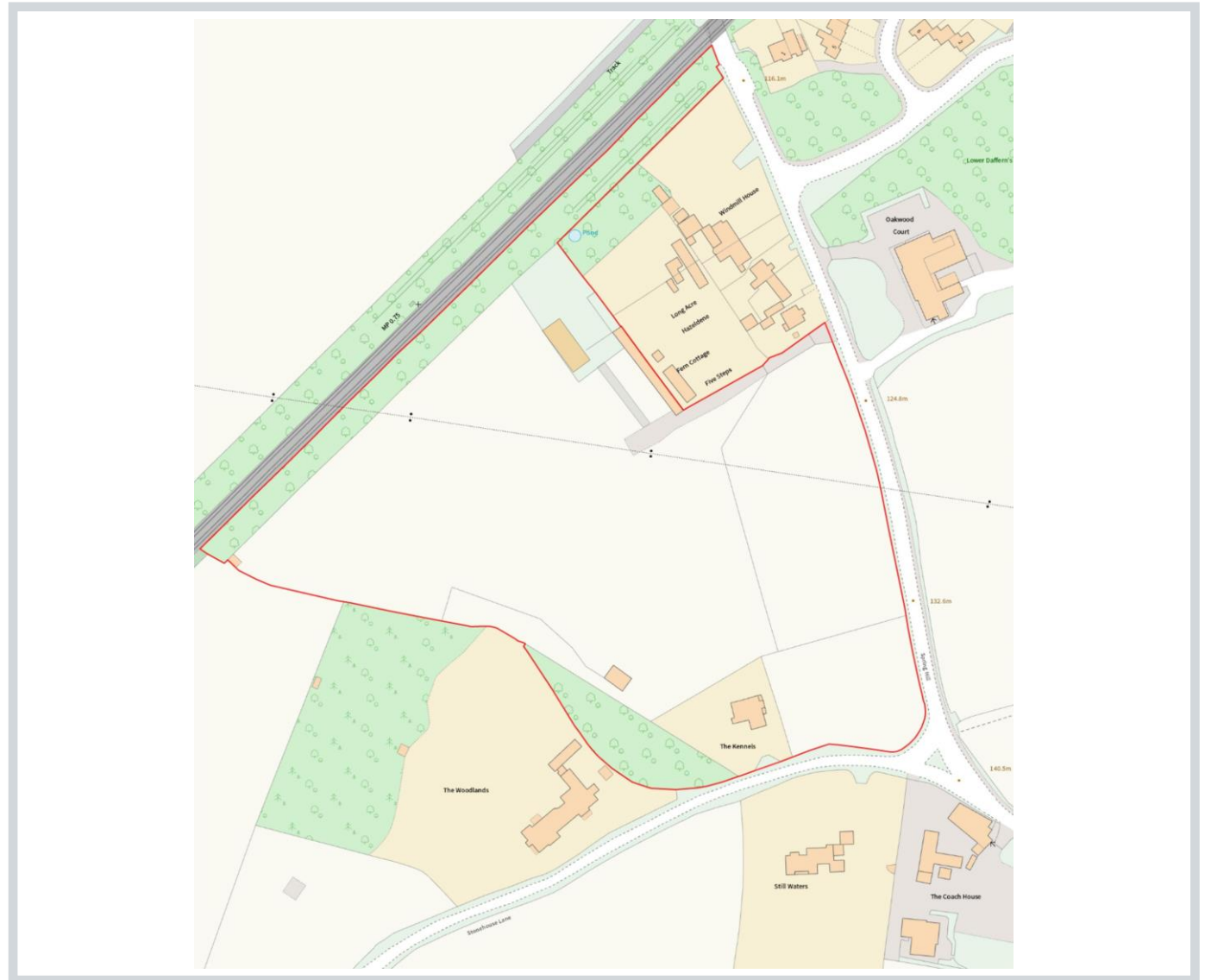
North Warwickshire Borough Council - 01827 715341
Council Tax band F

Energy Rating

Band D

Conflict of Interest Note

Buyers are made aware that seller is a connected party to Howkins & Harrison LLP



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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