



Brockhurst Lane & The Barn, Monks Kirby, Warwickshire
Asking price £485,000



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Crowhurst Gale Estate Agents are pleased to offer this unique opportunity to purchase two separate dwellings set within beautifully maintained gardens. This development is a real 'wild card' for any one looking for plenty of accommodation and buildings for future development(subject to the usual planning applications). Located in the heart of the popular village of Monks Kirby the properties and accommodation are as follows:

THE HOUSE - Entrance Hall, Lounge/Dining Room, Kitchen, Bathroom, Two Bedrooms and Dressing Room.

THE BARN - Entrance Hall, Sitting Room, Kitchen with Inglenook Fireplace, Bathroom and Two Bedrooms.

LAND AND OUTBUILDINGS - There is ample parking for several vehicles, a garage/workshop and further multi function room which would be ideal for family parties etc.

This extensive home really needs internal viewing to appreciate its true potential. Book your viewing now on 01788 522266.

THE HOUSE

Entrance Hall

A spacious hallway with terracotta floor tiles, stairs rising to the first floor and steps down to a large under stairs area which is currently being used as an office. There is an exposed beam to the ceiling and a door leading to the sitting room.

Lounge/Dining Room 19'2" x 14'6" (5.85 x 4.44)

Bay window to the front, central ceiling beam, log burner with stone hearth. Door to the Kitchen.

Kitchen 21'11" x 7'10" (6.69 x 2.39)

A range of oak wall and base units including display cabinets and drawers, an attractive exposed brick wall, feature fire place and doors to the rear garden.

First Floor (half) Landing

Wooden stairs there is a half landing with a door to the bathroom.

Bathroom

Slipper bath with shower over, WC and wash hand basin.

First Floor Landing

Stairs rising to the second floor,

Bedroom

Spacious bedroom with ceiling beam and window to front.



Dressing Room

Window to rear.

Second Floor Landing

Further exposed ceiling beams and a 'Velux' window. Door to:

Bedroom

Exposed beams and fitted shelves and a window with countryside views.

THE BARN

Entrance Hall

The hall has tiled flooring, stairs rising to first floor. Stripped doors to the downstairs accommodation.

Kitchen

The kitchen is a particularly impressive room with a large inglenook fireplace, exposed beams, a vaulted ceiling with a-frame beam and has a tiled floor and range of cream gloss kitchen units.

Sitting Room

The sitting room has an attractive tiled floor with inset patterned tiles, central beam and brick built fireplace which currently houses an electric fire. The window over looks the rear garden and cobbled courtyard area.

Downstairs Shower Room

Part tiled and part tongue and groove panels, shower cubicle, WC and wash hand basin.

First Floor Landing

Stripped floorboards, two exposed supporting beams, a loft hatch and two attractive stained glass feature windows.

Bedroom

Stripped floorboards, feature fireplace Two windows overlooking courtyard and gardens.

Bedroom/Dressing Room

Window overlooking courtyard and gardens.

Bathroom

Part tiled and has a corner bath with shower over, WC, wash hand basin and heated towel rail.

Courtyard & Gardens

To the front of The House there is a picket fence and wrought iron gate behind which there is a gravelled area with a decorative traditional postbox and some shrubs. The Barn is to the right of The House and is accessed via gates which lead into the open courtyard and gardens with cobblestone driveway which provides parking for several vehicles. Behind The House is a small patio area with the remainder of the garden which is mainly laid to lawn with some mature flower beds and is enclosed with timber fencing and attractive brick walls. There is a pergola with climbing roses, a feature well, garden shed and brick built log store.

Multi Function Room

With door to the garden this room has many uses, ranging from home parties to motorbike storage and workshop. Stairs rise to an upper floor and further Office. Both Garaging & Workshop & the Multi Function Room would make ideal further accommodation subject to obtaining the relevant planning consent.

Garaging & Workshop

Attached to The Barn is a large double garage/workshop which has two sets of double doors and light and power connected.

Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.



Conveyancing Services

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

Mortgage Services

Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

Tenure

Freehold

Tenure

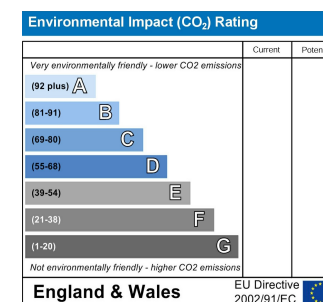
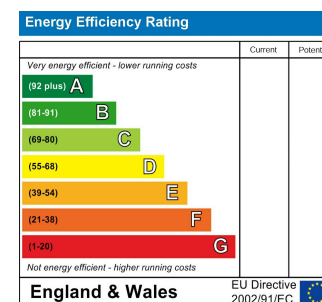
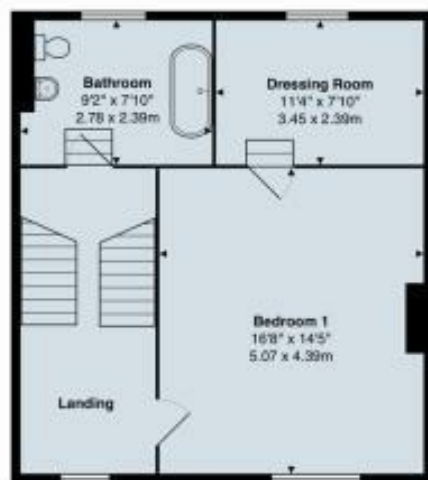
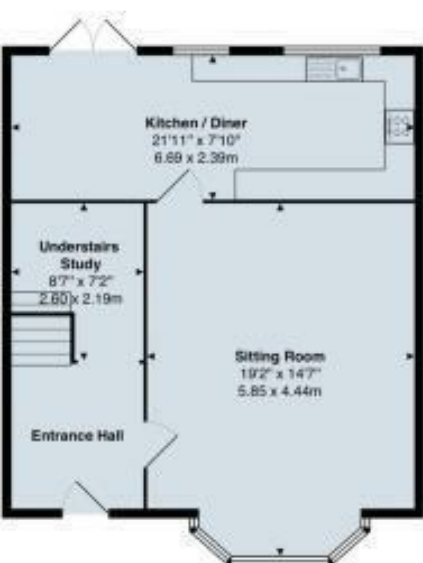
Freehold

Viewing

By appointment only through Crowhurst Gale Estate Agents 01788 522266



Total Area: 1465 ft² ... 136.1 m²
All Measurements are approximate and for display purposes only



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