



The Stables, Park Hill Lane, Allesley, Warwickshire, CV5 9AJ

HOWKINS &
HARRISON



The Stables,
Park Hill Lane, Allesley,
Warwickshire, CV5 9AJ

Guide Price: £1,200,000

This is a rare lifestyle opportunity, ideally suited to multi generational living having two separate independent dwellings with stables/outbuildings, approached via a double gated electrically operated entrance all set within just under 3 acres.

Viewing is highly recommended.

Features

- Four bedroom dormer bungalow
- Separate three bedroom bungalow
- Stables/outbuildings and adjoining paddock
- Large kitchen/breakfast room
- Extensive parking
- Convenient location
- Suitable for variety of uses, ideal for multi-generational living



Location

The property benefits from a semi-rural position in Allesley but with easy access to all local amenities, the Midland motorway network, Coventry rail station and Birmingham International Airport.

From Coventry station the train to London Euston is approximately 60 minutes whilst the train to Birmingham Central is approximately 20 minutes.

Travelling Distances

Atherstone - 15.3 miles

Coventry - 3.2 miles

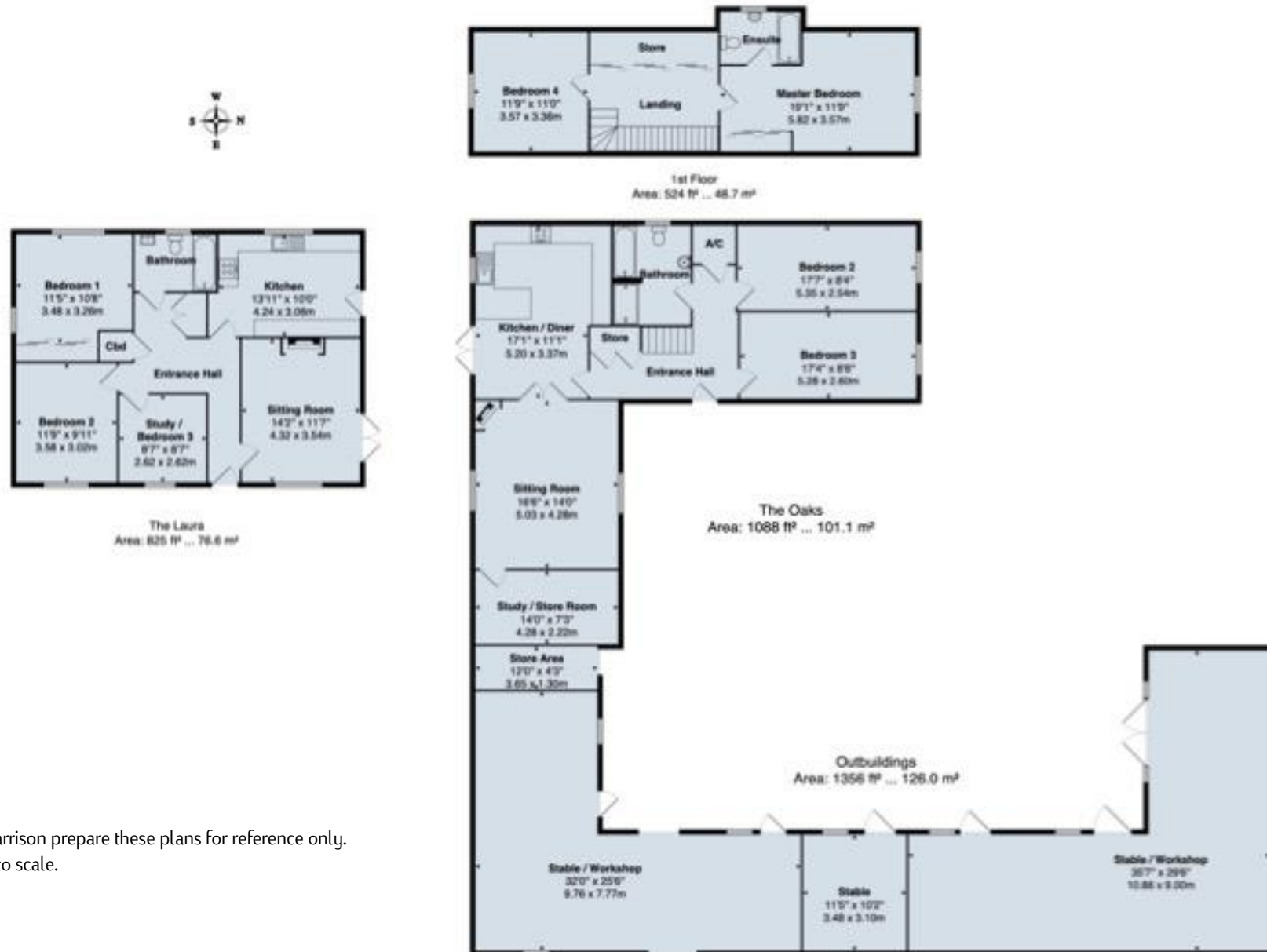
Leicester - 28.9 miles

Birmingham International Airport - 10.1 miles



The Oaks

A dormer bungalow consisting of, entrance hall with staircase rising to the first floor, understairs storage cupboard and doors leading off to:- a large kitchen breakfast room having a comprehensive range of eye level and base units with extractor hood above, ample preparation surfaces with complimentary uplifts, a Rangemaster cooker with extractor hood above, integrated dishwasher and French doors leading into the rear garden. A set of double opening doors lead through to the double aspect lounge with windows to the front and rear elevations, a feature fireplace with solid fuel burner, open faced brick surround, inset ceiling lighting and door leading into a useful store room. Off the hallway are doors to two excellent size bedrooms and a family bathroom with shower, staircase then rises to a first floor landing with doors leading into two further excellent size bedrooms with the main bedroom having en-suite facilities.



Floorplan

Howkins & Harrison prepare these plans for reference only.
They are not to scale.

All measurements are approximate and for client's purposes only







A rare find!
Suitable for a variety of uses including
multi generational living,
occupying an enviable secluded
position in a desirable location





Outside

The properties are approached via double electrically operated entrance leading to extensive parking and courtyard. There are attached stables/outbuildings and the entire plot extends to just under 3 acres of rear gardens



The Laurels

A three bedroom bungalow, accommodation comprises: entrance hall with storage cupboard, a bright and spacious lounge with window to the front elevation and French doors to the rear garden and an attractive open fireplace with brick surround. The kitchen has a comprehensive range of eye level and base units with granite preparation surfaces, breakfast bar, stainless steel gas hob and extractor hood above alongside a built in double oven. There is also a barn style door leading to the side elevation, further integrated appliances and inset ceiling lighting. Also of the entrance hall are doors leading to three excellent size bedrooms and a family bathroom which has a three piece suite with shower over the bath and complimentary tiling..



Viewing Arrangements

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

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 mains water, electricity, gas and drainage services.

Local Authority

Coventry Council - 08085 834333

Council Tax Banding

The Laurels - Band E

The Oaks - Band D

**HOWKINS &
HARRISON**

AWAITING EPC



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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.