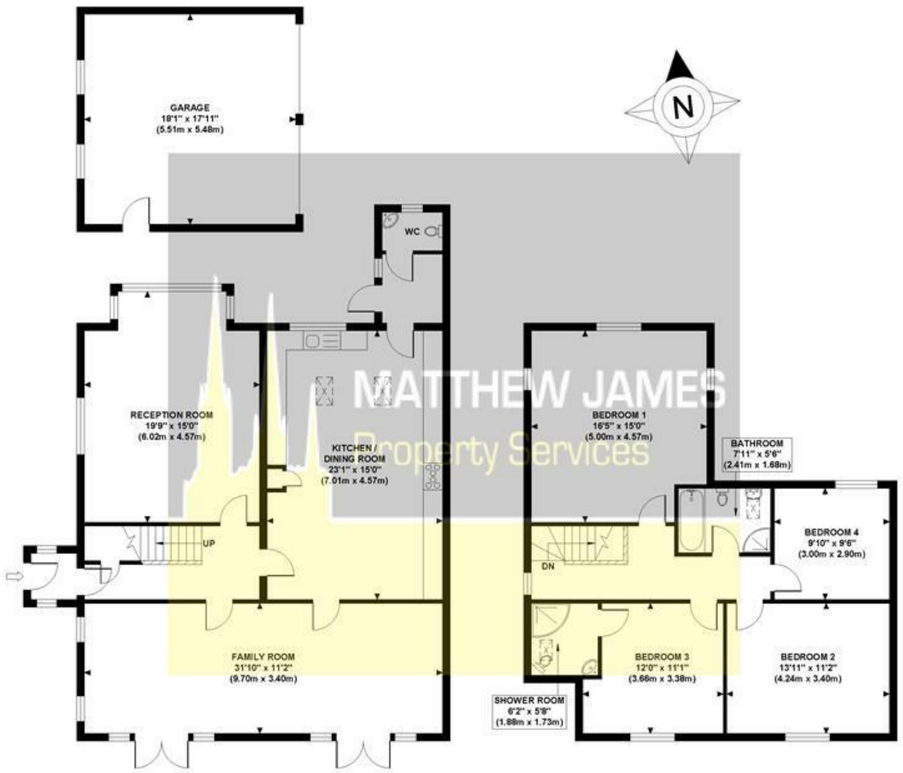
Floor Plan

BROOMFIELD FARM

Approximate Gross Internal Area
2368 sq ft / 219.90 sq m

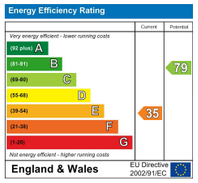


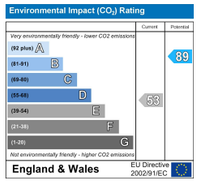
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1545 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 823 SQ FT

Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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MATTHEW JAMES
Property Services

Broomfield Farm Colehurst Lane,

Off Smeaton Lane, Rugby CV23 0PS

A DETACHED FARMHOUSE WITH PERFECT FACILITIES FOR THE KEEN EQUESTRIAN SET IN A RURAL LOCATION... APPROX. 3 ACRES OF LAND... FIELD SHELTER... MENAGE... KENNELS! Having four double bedrooms, one with en-suite, downstairs cloakroom, family room, living room, farmhouse style kitchen with integrated appliances, family bathroom, utility area, detached double garage with power and lighting, ample parking for numerous vehicles, menage and field shelter. Perfect opportunity for those that are looking for an equestrian property or for those that are looking for a rural detached property with wandering views across open countryside with approximately 3 acres of land. If you would like to know more details or would like to book your immediate viewing, please call us now.

Offers Over £649,995

Broomfield Farm Colehurst Lane,

Off Smeaton Lane, Rugby CV23 0PS

4 3 2 F

- Detached Farmhouse
- Four Double Bedrooms w/ En-Suite
- Beautiful Views Acoss Countryside
- Approx. 3 Acres Of Land
- Driveway & Ample Parking
- Great Equestrian Opportunity
- Field Shelter & Menage
- Rural Location
- Double Garage & Kennels

Entrance Grounds

Storm Porch

Entrance Hallway

Living Room
19'9 x 15' (6.02m x 4.57m)

Family Room
18'5 x 11'2 (5.61m x 3.40m)

Kitchen / Dining Room
23'1 x 15' (7.04m x 4.57m)

Inner Lobby

Ground Floor Cloakroom

First Floor Landing

Bedroom One
16'5 x 15' (5.00m x 4.57m)

Bedroom Two
13'11 x 11'2 (4.24m x 3.40m)

Bedroom Three
12' x 11'1 (3.66m x 3.38m)

Bedroom Three En-Suite
6'2 x 5'8 (1.88m x 1.73m)

Family Bathroom
7'11 x 5'6 (2.41m x 1.68m)

Bedroom Four
9'10 x 9'6 (3.00m x 2.90m)

Double Garage
18'1 x 17'11 (5.51m x 5.46m)

Grounds & Further Buildings

Directions

We are led to believe that the Council Tax band is X, but full confirmation can be sought by calling Rugby Borough Council on 01788