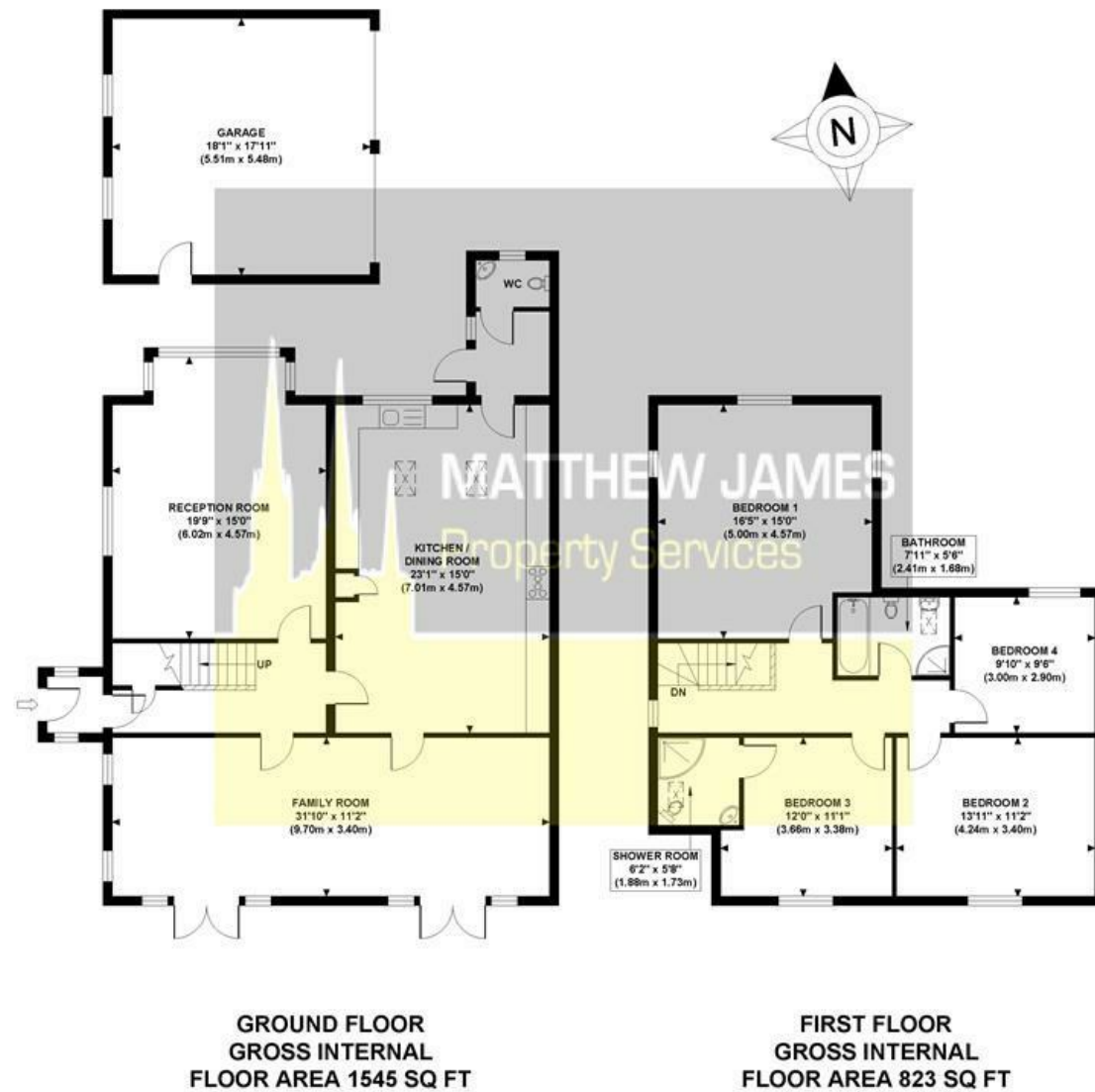


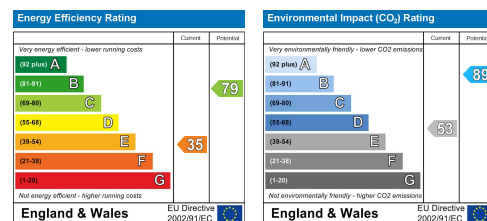
# BROOMFIELD FARM

Approximate Gross Internal Area  
2368 sq ft / 219.90 sq m



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



## 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. 3.5 ACRES OF LAND... FIELD SHELTER... MENAGE... KENNELS & NO UPWARD CHAIN! 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, field shelter and the added benefit of NO UPWARD CHAIN! 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 3.5 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

### CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY  
02477 170170

info@matthewjames.uk.com  
www.matthewjames.uk.com

Facebook  
Twitter

# Broomfield Farm Colehurst Lane,

Off Smeaton Lane, Rugby CV23 0PS



- Detached Farmhouse
- Four Double Bedrooms w/ En-Suite
- Beautiful Views Across Countryside
- Rural Location
- Approx. 3.5 Acres Of Land
- Driveway & Ample Parking
- Great Equestrian Opportunity
- Field Shelter & Menage
- No Upward Chain
- 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)

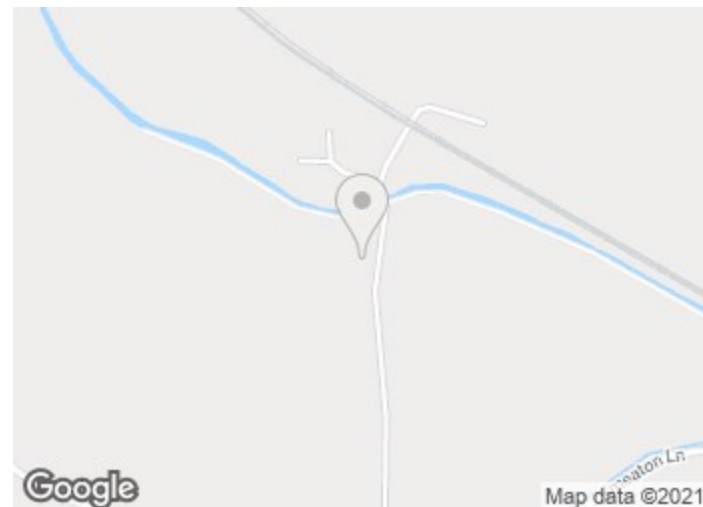
## Bedroom Four

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

