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**Park Lane  
Fillongley CV7 8DG**

# Park Lane

## CV7 8DG

A Rare Opportunity to Own a Historic Countryside Residence on approximately 2/3 of an acre.

Set amidst the rolling greenbelt countryside of Warwickshire, Glebe Farm House is a captivating 17th-century home steeped in history and character. Once part of the renowned Arbury Estate, the property was donated to the Church – hence its name, “Glebe.” Historical records held at the Warwick Records Office trace a dwelling on this site back to the 1660s. Remarkably, parts of the property still feature oak timbering believed to be reclaimed from decommissioned Royal Navy ships, originally constructed using oak from the nearby Forest of Arden.

Lovingly maintained and significantly enhanced by the current owners who purchased the property in October 1994 the house underwent a sensitive and substantial extension in 2010, linking it with adjacent outbuildings that have been thoughtfully converted into beautiful and functional living spaces. After decades of enjoyment, the owners are now relocating to Devon to be closer to family, presenting a unique opportunity to acquire this exceptional home.

### Ground Floor~

The new oak front door opens into a welcoming entrance hall, leading directly into the stunning oak-beamed lounge, featuring a large log-burning stove that forms the heart of the home. The spacious kitchen, also beamed, is fitted with a 5-ring range cooker and dual ovens, and opens into a cosy snug a charming sitting area ideal for relaxed evenings.

A utility room and a convenient shower room with WC are located off the kitchen, while the large oak floored rear hall connects the main living space to the beautifully landscaped rear garden and a delightful courtyard. From here you lead into the spectacular oak floored garden room, featuring exposed oak trusses, six Velux roof lights (three electrically operated), and dual French doors opening to both garden and courtyard filling the room with natural light and countryside views.

Adjoining the garden room is the master bedroom suite, complete with oak trusses, French doors to the garden, fitted wardrobes and a stylish en-suite bathroom. The ground floor also includes a gym and a generous office/study with fitted shelving and cupboards both rooms featuring vaulted ceilings and Velux windows.

### First Floor

A feature staircase rises to the first floor, where a wide oak-beamed landing provides access to three double bedrooms, each brimming with original character and charm. The family bathroom is a highlight, fitted with a cast iron bath, separate shower, and quality fittings throughout.

### Gardens & Grounds ~

Outside, the landscaped gardens are thoughtfully designed, featuring seating areas, lawns, and floral borders. A rose-covered pergola leads to the romantic “secret garden”, which was once overgrown and has now been lovingly restored. A raised bench provides the perfect spot to take in the uninterrupted views across open countryside. (please note this has a septic tank)

The substantial vegetable garden includes a greenhouse, fruit trees, asparagus plot, and two patios all overlooking the rural landscape. This area has been carefully cultivated and is ideal for those with a passion for gardening or self-sufficiency.

### Outbuildings ~









## Dimensions

### GROUND FLOOR

Entrance Porch

Lounge/Dining Room

7.67m x 4.80m

Snug

4.80m x 4.29m

Kitchen/Breakfast Room

6.76m x 3.51m

Utility

Shower Room

Lobby

Garden Room

5.94m x 4.14m

Bedroom

4.75m x 4.04m

En-Suite

Gym

4.80m x 4.04m

Study

4.19m x 4.04m

### FIRST FLOOR

Bedroom

4.80m x 4.42m

Bedroom

4.93m x 3.56m

Bedroom

3.91m x 3.51m

Bathroom

OUTSIDE

Workshop/Storage

13.23m x 3.99m

Barn

11.33m x 11.20m

Triple Carport

8.79m x 5.11m

## Floor Plan



**Total area: 5076.00 sq ft**

### Disclaimer

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Horne.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

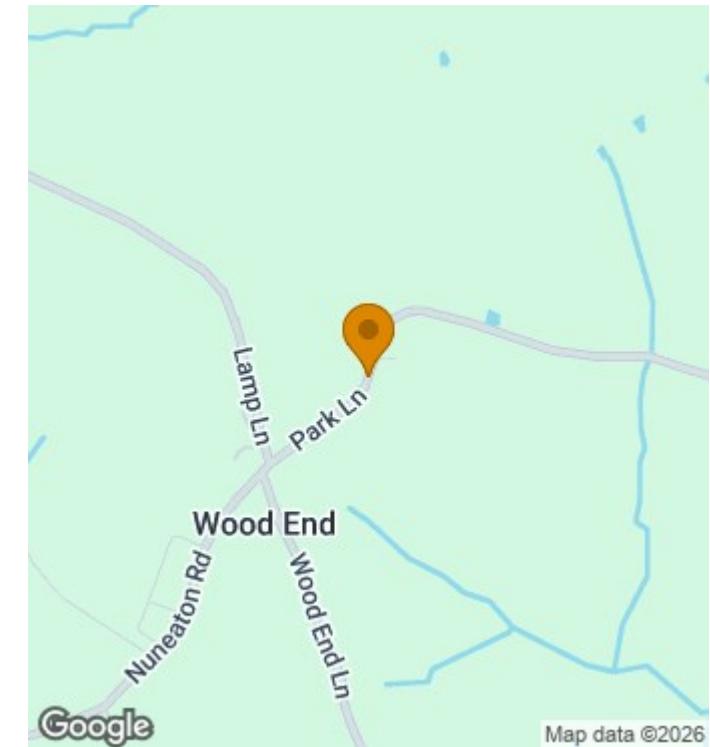
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

## Location Map



## EPC

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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(11-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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