



FOR STARTERS



OFFERS IN EXCESS OF
£550,000

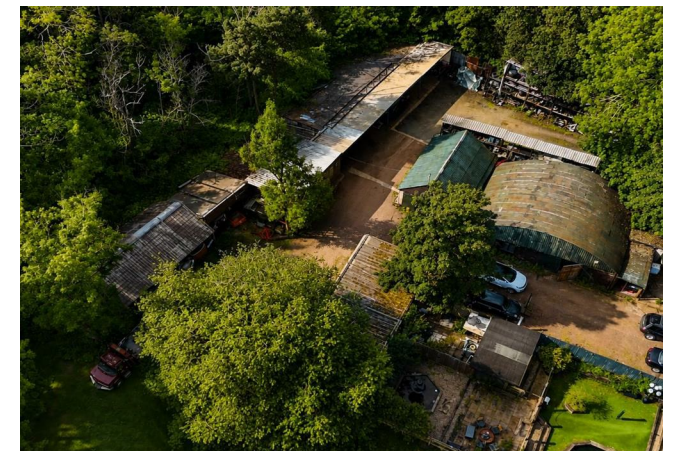
MAIN COURSE

An Exciting Lifestyle and Business Opportunity Set Within Approximately 1.3 Acres

Offering enormous potential and a rare opportunity to acquire a property that combines residential living with extensive commercial and workshop facilities, this unique holding extends to approximately 1.3 acres and is ideally positioned just off the A46, providing excellent transport links to Stratford-upon-Avon, Warwick, Coventry and the wider motorway network. The property comprises a detached four-bedroom house alongside an impressive range of outbuildings, workshops, storage units and garaging, making it ideal for those seeking to run a business from home, tradespeople requiring extensive storage and workshop space, vehicle enthusiasts, or purchasers looking for a property with significant scope for redevelopment and improvement. (Subject to necessary consents)

The residential accommodation offers versatile living space, comprising three reception rooms, a breakfast kitchen, utility room and ground floor bathroom. To the first floor are four bedrooms together with a separate WC and wash hand basin. Whilst the house is perfectly habitable, it would now benefit from a programme of renovation and modernisation, presenting an exciting opportunity for purchasers to create a home tailored to their own tastes and requirements.

Externally, the scale of the outbuildings is a particular feature of the property. There are two blocks of triple garages, a substantial detached barn, four workshops and a number of large storage buildings, providing an exceptional amount of ancillary accommodation rarely found with residential property. The grounds extend to approximately 1.3 acres, offering further flexibility and potential, subject to any necessary consents. The property's convenient location just off the A46 ensures excellent accessibility whilst retaining a degree of privacy and seclusion, making it

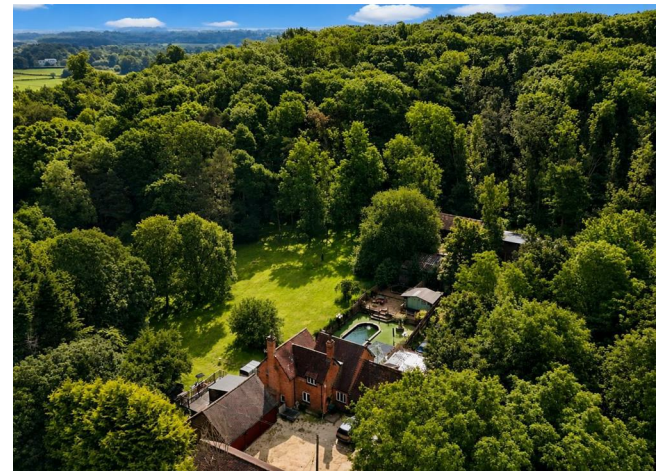


particularly appealing for those seeking a home and workspace in one location.

For Sale by Informal Tender

The property is being offered for sale by Informal Tender. Interested parties are invited to submit their best and final offer in writing by a specified closing date. All offers will be presented to the seller following the deadline, at which point they will decide which offer, if any, they wish to accept. The seller is not obliged to accept the highest or indeed any offer received. Further details regarding the tender process and submission requirements are available upon request.

This is a genuinely rare opportunity to acquire a property with exceptional potential in a highly accessible location, offering scope for renovation, business use, storage, hobbies or multi-generational living, subject to the necessary permissions.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band -



EPC
Band - F



South East Facing



Mains Services
Water and Electric



Heating System
Oil Heating



WHY NOT TAKE
A LOOK INSIDE?
GIVE US A CALL
01789 414222





Floor 0 Building 5



Floor 0 Building 3



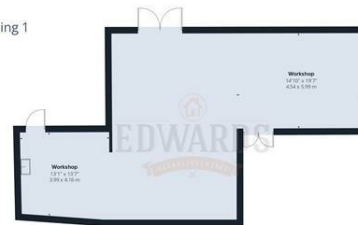
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 4



Approximate total area⁽¹⁾

5575 ft²

518 m²

Reduced headroom

134 ft²

12.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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