



BAYHOUSE FARM

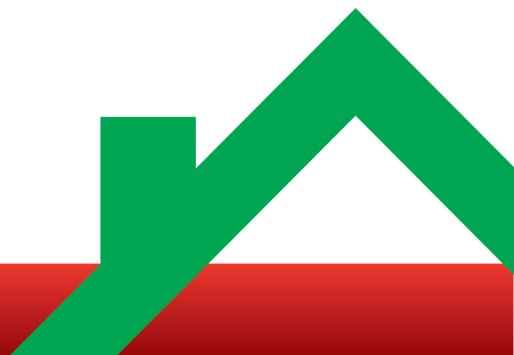
Guide Price £650,000 Freehold

MAIN STREET, WILLEY
RUGBY
WARWICKSHIRE
CV23 0SH



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale an extended four bedroom farm house, built in 1857 and located in the rural village location of Willey, Rugby. The property is of standard brick built construction with a slate roof and benefits from mains services being connected, with the exception of gas. Exposed beams and original doors with traditional furniture provide a plethora of original charm. There are various outbuildings, stable block with power and lighting connected and a paddock.

Willey is a picturesque, rural Warwickshire village located approximately six miles north of Rugby and is renowned for its quiet countryside appeal. Within the village is the Grade II* listed St Leonard's church. Situated just off the A5, there are excellent transport links to the M1, M6, and M69 with Rugby railway station operating a regular mainline intercity service to Birmingham New Street and London Euston within the hour.

The accommodation is set over two floors and in brief, comprises of an entrance porch giving access to the entrance hall which serves itself well as a snug/study. Wooden stairs rise to the first floor landing, there is a multi fuel burner and doors off to a formal lounge with feature fireplace. An inner hallway gives access to the family room which has French doors opening onto the rear garden and study/ground floor bedroom. The impressive kitchen/dining room has a feature inglenook fireplace where the oil fired Range cooker is situated. There is also an electric oven with four ring gas hob, powered by bottled gas, integrated dishwasher and ample space and plumbing for appliances. French doors give access to the rear garden and there is a separate utility room with Upvc double glazed door to the rear garden and further door to the ground floor cloakroom/w.c.

To the first floor, there are four well-proportioned bedrooms, with bedroom four having an over stairs storage cupboard. Bedrooms are serviced by the refitted part tiled family bathroom which is fitted with a five piece Victorian style suite to include a double shower enclosure, roll top claw foot bath, bidet, vanity unit with inset wash hand basin and low level w.c. There are ceiling spotlights, heated towel rail and an extractor fan.

The property benefits from Upvc double glazing and oil fired central heating to radiators.

Externally, the property is accessed via a driveway with gated entry providing ample off road parking and leads to the large double garage. The garage was originally the 'cow shed' and is brick built with a tiled roof, up-and-over metal door; benefits from power and lighting connected with a mezzanine floor level. The upper level is accessed via a ladder and has two wooden Velux windows and limited head height. Outbuildings include a stable blocks with power and lighting connected, a Dutch barn with power and lighting connected which provides an ideal office space and benefits from it's own central heating system and has a hard standing to the front.

Early viewing is highly recommended to appreciate this rare purchase opportunity.

Gross Internal Area: approx. 196 m² (2109 ft²).

Development Overage Clause: The property is subject to an overage agreement for 80 years from the date of 1991. If planning permission is granted for residential or commercial development during this period, the owner must pay 25% of any increase in the property's value resulting from that permission to the original seller. This is calculated and payable at the point of granted planning permission. This does not apply to normal domestic extensions to the farmhouse.

AGENTS NOTES

Council Tax Band 'F'. What3Words: ///warnings.arose.grumbling

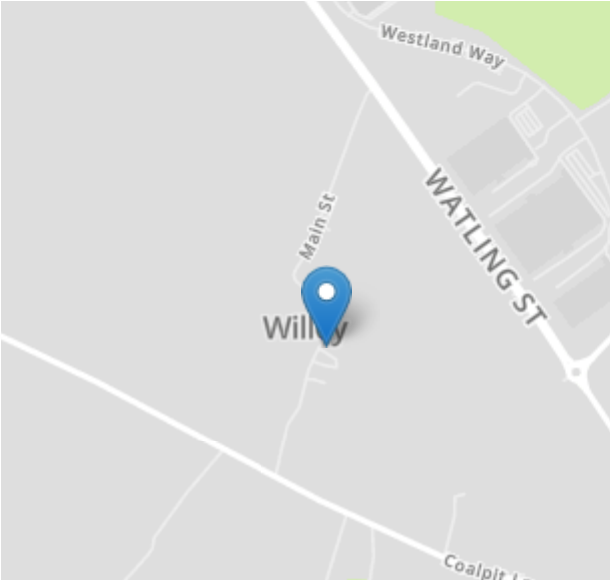
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **An Extended and Charming Four Bedroom Farm House in Rural Village Location**
- **Formal Lounge with Feature Fireplace, Family Room and Study/Ground Floor Bedroom**
- **Kitchen/Dining Room with Separate Utility Room**
- **Ground Floor Cloakroom/W.C. and First Floor Victorian Style Family Bathroom with Five Piece White Suite**
- **Upvc Double Glazing and Oil Fired Central Heating**
- **Gated Access, Ample Off Road Parking and Garage**
- **Equestrian Facilities with Stables and Paddock**
- **Rare Purchase Opportunity and Early Viewing Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

Ground Floor

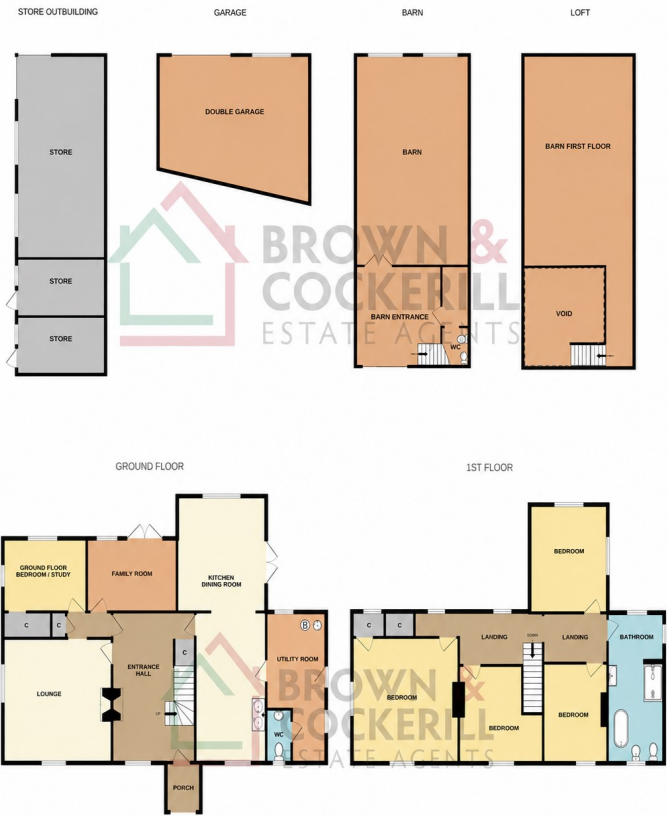
Entrance Porch
5' 1" x 4' 6" (1.55m x 1.37m)
Entrance Hall
16' 2" x 11' 11" (4.93m x 3.63m)
Study/Ground Floor Bedroom
12' 0" x 8' 6" (3.66m x 2.59m)
Formal Lounge
16' 0" x 13' 1" (4.88m x 3.99m)
Inner Hallway
7' 8" x 2' 9" (2.34m x 0.84m)
Family Room
12' 9" x 8' 6" (3.89m x 2.59m)
Kitchen/Dining Room
Kitchen Area: 16' 1" x 9' 9" (4.90m x 2.97m)
Dining Area: 13' 5" x 12' 9" (4.09m x 3.89m)
Utility Room
15' 8" maximum x 9' 4" (4.78m maximum x 2.84m)
Ground Floor Cloakroom/W.C.
5' 7" x 3' 6" (1.70m x 1.07m)

First Floor

Landing
30' 6" x 4' 10" maximum (9.30m x 1.47m maximum)
Bedroom One
16' 0" x 13' 0" (4.88m x 3.96m)
Bedroom Two
13' 7" x 12' 9" (4.14m x 3.89m)
Bedroom Three
11' 2" x 10' 0" (3.40m x 3.05m)
Bedroom Four
12' 0" x 10' 9" (3.66m x 3.28m)
Family Bathroom
15' 11" x 9' 2" (4.85m x 2.79m)
Externally

Garage
Lower Level: 30' 7" x 19' 8" (9.32m x 5.99m)
Upper Level: 14' 4" x 9' 8" (4.37m x 2.95m)
Stable Block
13' 6" x 10' 11" (4.11m x 3.33m)
Dutch Barn
44' 0" x 22' 10" (13.41m x 6.96m)

FLOOR PLAN



IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.