



FIR TREE FARMHOUSE AND GROUNDS

Fir Tree Lane | New Arley | Warwickshire | CV7 8GW



Fir Tree house is a three bedroomed farmhouse, which is in need of complete renovation and modernisation. The property is set in a courtyard location and has a shared access with the adjoining properties.

The farmhouse also benefits from two small adjoining grass paddocks giving a total area in size of approximately 1.9 acres.



New Directions:

From Gun Hill Road, turn into Ransome Road proceeding a cross the roundabout onto Firtree Lane. Firtree Farm is located a short distance away on the right-hand side.

Accommodation:

The farmhouse is in need of complete modernisation and renovation. The accommodation can be summarised as follows:

Front Door leading to Lounge:**Lounge:**

8.36m x 4.13m with staircase leading to first floor. The Lounge is split level and has an open Fireplace with cupboards to the side and exposed beams to the ceiling.

Reception Room/Tack Room:

4.37 m x 3m with a beamed ceiling.

Dining Room:

4.46m x 3.3m with multi fuel burner and beamed ceiling. There are patio doors leading to outside.

Kitchen:

3.64m x 3.35m with fitted wall and floor units, a single sink with a mixer tap and drainer and plumbing for a dishwasher. The Kitchen has a beamed ceiling with a door to side Porch and Conservatory to the rear.

Rear Conservatory:

2.8m x 2m, with door to Utility Room.

Utility Room:

With 'Vockers' gas boiler (supplied by a bottle source) and plumbing for a washing machine.

Side Porch:

With a door from Kitchen and doors leading to a Shower Room and the front of the property.

First Floor:

Land with loft access

Bedroom One:

4.35m x 3.06m with walk-in cupboard

Bedroom Two:

3.42m x 3.22m.

Bedroom Three/Box Room:

3.56m x 2.65m with walk-in cupboard and exposed beams to the ceiling.

Separate Bathroom:

with panelled bath and pedestal basin.

Separate W.C.:

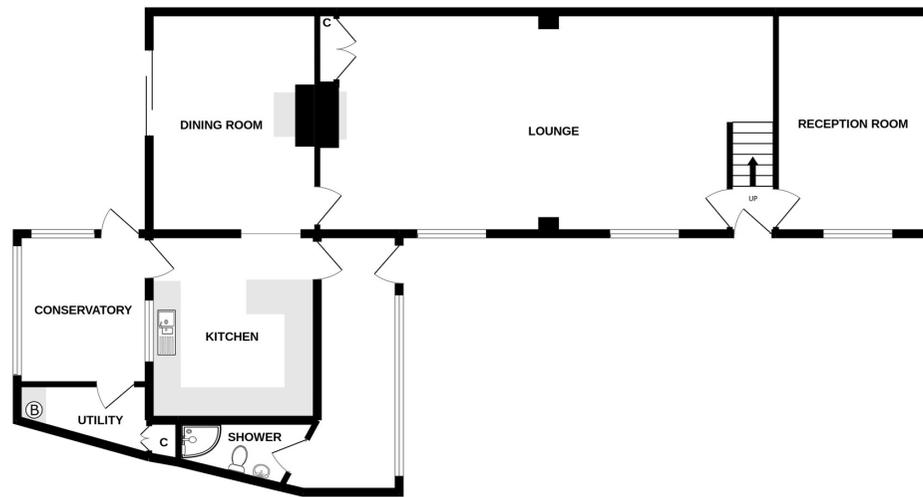
with low flush W.C.

Outside:

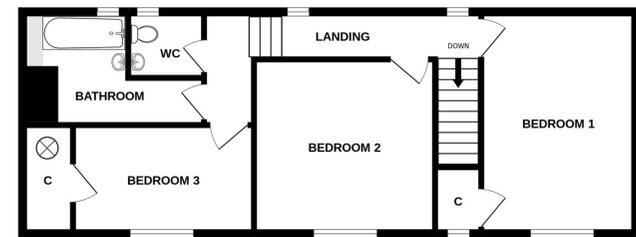
To the front of the farmhouse is a small garden with a small area to the rear of the property. There is an area of grassland which extends from the side of the farmhouse tot the boundary with the adjoining field. Across the other side of the shared access are two small grass paddocks.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Remarks and Stipulations:**Location:**

Please see accompanying plan

Tenure and Possession:

The property is being sold with vacant possession will be given upon completion

Method of Sale:

The property is being offered for sale by private treaty

Services:

It is understood that mains water and electric are both connected to the property. The gas central heating is fuelled from a private bottled source.

Money Laundering Regulations:

Prior to a sale being finalised, prospective purchasers will be required to produce identification documents. Your co-operation with this will be appreciated, as this is in order to comply with Money Laundering Regulations and will assist with the smooth progression of the sale.

Enquiries and Viewings:

Please contact Richard Newey at Brown & Co Fox Bennett, Tel: **01162 894719**

EPC:

Rating G

Authorities:

District - North Warwickshire Borough Council Tel: **01827 715341**

County - Warwickshire County Council Tel: **01926 410410**

Water - Severn Trent Water Tel: **0800 7834444**

Arbitration:

Should any dispute arise between the vendor and the purchaser upon any point whatsoever (not involving a question of law) arising out of the Remarks and Stipulations, Particulars of Plan or as to the interpretation thereof, the matter in dispute shall not annul the sale, but shall be referred to the arbitration of the agents, whose decision shall be final and binding on all parties to the dispute and in every such arbitration the agents shall decide how the cost of such reference shall be borne.

Potential Planning:

The property at present is located outside the settlement boundary of New Arley but the property's location means it could be viewed as having some "hope value". The vendor will not be imposing any uplift clauses on the property.

Plans and Particulars:

These are believed to be correct, but their accuracy is not guaranteed, and no claim can be admitted for any errors or discrepancies.

Important Notices:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Brown & Co Fox Bennett in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Brown & Co Fox Bennett nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s).

2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

Price Guide:

£450,000

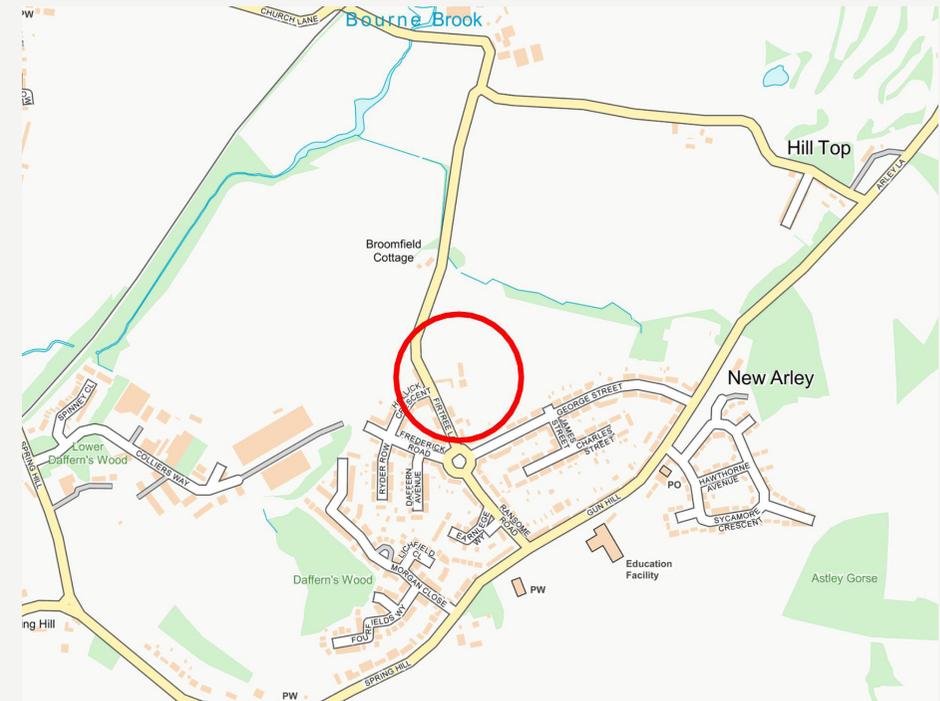
Sale Particulars dated July 2022



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