



Lavender Hall Lane, Berkswell, Coventry



Baileys, Lavender Hall Lane

Berkswell CV7 7BL

A lovely countryside home with much potential sat in glorious gardens with a wonderful brick-built barn and garage.

Berkswell Railway station 1.4 miles, Balsall Common 1.8 miles, Knowle 4.2 miles, Hampton-in-Arden 4.3 miles, Barston 4.8 miles, Birmingham International Airport/NEC 6.1 miles, Solihull 8.4 miles, Royal Leamington Spa 12.2 miles, Central Birmingham 14.9 miles, (all distances are approximate)



Offers in excess of: £750,000

Tenure: Freehold

Local authority: Solihull Metropolitan Borough Council

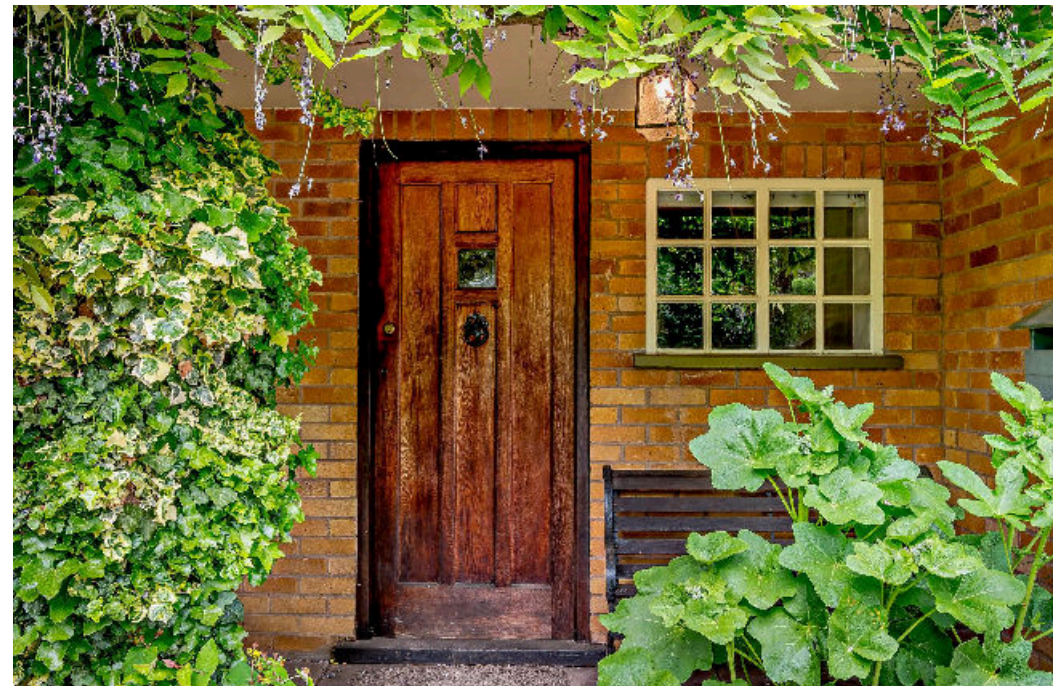
Council tax band: F

Location

Baileys is located in the delightful village of Berkswell. The village has a primary school, a church, a public house and a railway station, and is only 1.8 miles from Balsall Common. The Barn at Berryfields is only 1.6 miles away with a lovely farm shop and restaurant.

The larger villages of Barston, Hampton-in-Arden and Meriden, are easily accessible as are Solihull, Kenilworth and Leamington Spa. Solihull town centre has an excellent range of shopping facilities, including the Touchwood Shopping Centre, restaurants, bars and cinema complex.

A wide range of state and private schools in the area suit most requirements, including Solihull School, Warwick Prep and Public School and King's High School for Girls in Warwick, Arden School in Knowle, Bablake and King Henry's in Coventry. Balsall Common School was rated Outstanding by Ofsted.



Baileys

Is approached directly from the pretty Lavender Hall Lane which sits within the Berkswell Conservation Area. This delightful family home with a magnificent purple wisteria to the front was built in 1956 and offers wonderful, countryside living set in 0.28 acres of garden with the benefit of amenities close by.

A wooden gate opens to the gravel driveway providing parking for multiple vehicles and access to the large single garage. The mature planted borders provide privacy and level lawn to either side flows around to the rear gardens.

The front door opens to the entrance hall where doors radiate to the principal reception rooms. The delightful parquet floor adds depth and warmth. A staircase rises to the first floor landing area.

The triple aspect drawing room is flooded with natural light. French doors open to the pretty rear garden and a feature stone open fireplace creates a superb focal point.

The home office/study sits at the front of the house. The large walk-in bay window provides ample natural light and lovely views of the front garden and drive.

The farmhouse-style kitchen/breakfast room is fitted with a range of solid wood cupboards with tiled worksurfaces over. The quarry tiled floor is a lovely feature. There is open, Welsh dresser-style shelving to one wall. A large window provides ample light and a half-glazed door leads out to the delightful gardens. There is also a large walk-in pantry. The kitchen flows into the dining room also with rear garden views.





Lovely large reception room
flooded with natural light.



Kitchen/breakfast room



Dining room



Kitchen/breakfast room



Kitchen/breakfast room



Home office/study

Light and bright
rooms throughout.



Principal bedroom

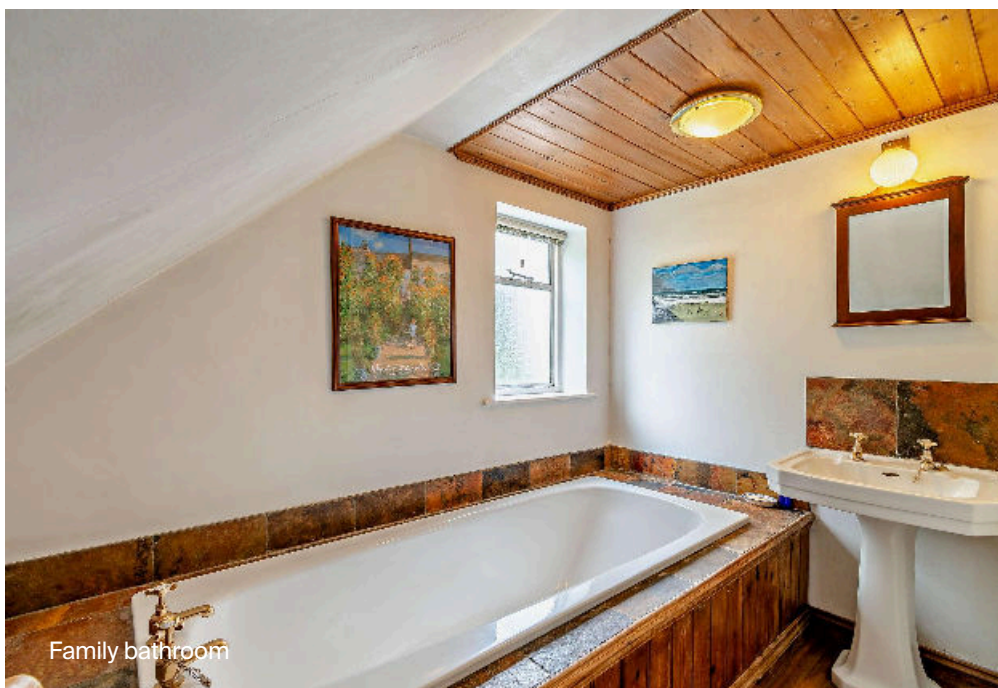
Upstairs

Stairs rise from the entrance hall to the first floor landing area. From here all three of the bedrooms are accessed along with the family bathroom, shower room and separate WC.

The principal bedroom is light and bright with a dual aspect and views to the front and side. Two large built-in cupboards provide ample wardrobe storage.

Bedroom two also enjoys a dual aspect and has the benefit of a built-in cupboard for wardrobe storage.

Bedroom three is the smaller of the three bedrooms. There is a delightful recessed nook to the wall creating a superb feature and a built-in cupboard providing wardrobe storage.



Family bathroom



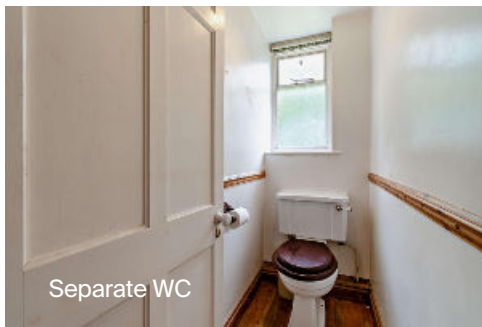
Bedroom two



Bedroom three



Shower room



Separate WC



Principal bedroom

The bedrooms all have built in cupboards for wardrobe storage.

The Barn

This wonderful and traditional red brick, one-up-one-down barn is simply idyllic and full of character. With its pretty courtyard patio, there is much scope and flexibility in its use. Dark wood beams and a log-burning stove add to the charm. Currently used as a garden hobby room this space would make a very inspiring artist studio or even a quaint, romantic getaway for Airbnb.

Gardens

Extending to 0.28 acres the gardens are delightful and wrap around the house. Mature planted borders with trees interspersed throughout and ample lawn for children to play this magical oasis is the perfect example of an "English country garden".

Services

Mains water (metered), electricity, gas and drainage



The Barn



The Barn first floor



The Barn ground floor





Lavender Hall Lane, Berkswell, Coventry, West Midlands

APPROXIMATE GROSS INTERNAL FLOOR AREA

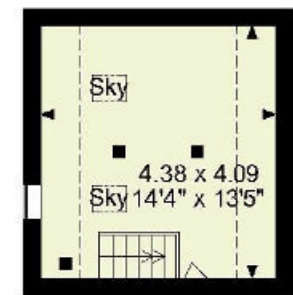
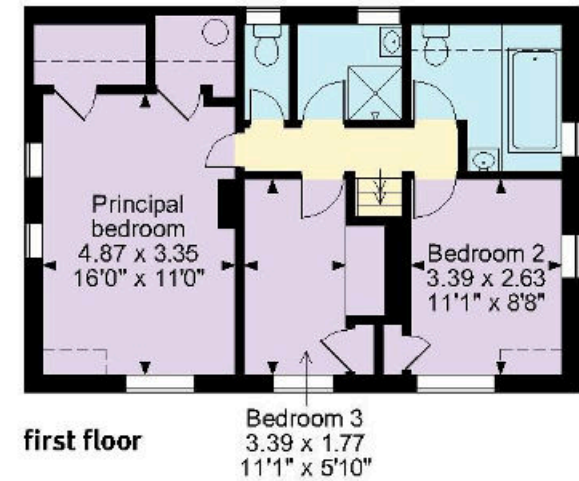
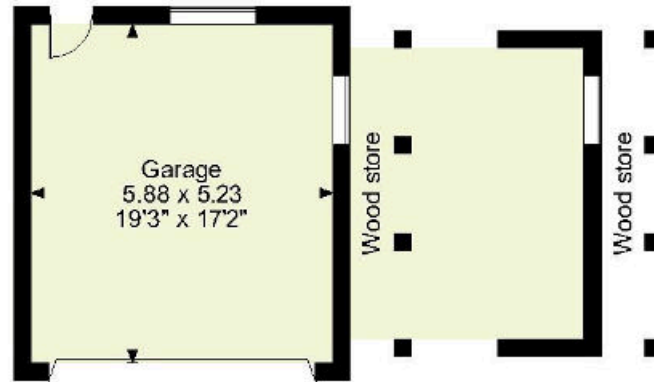
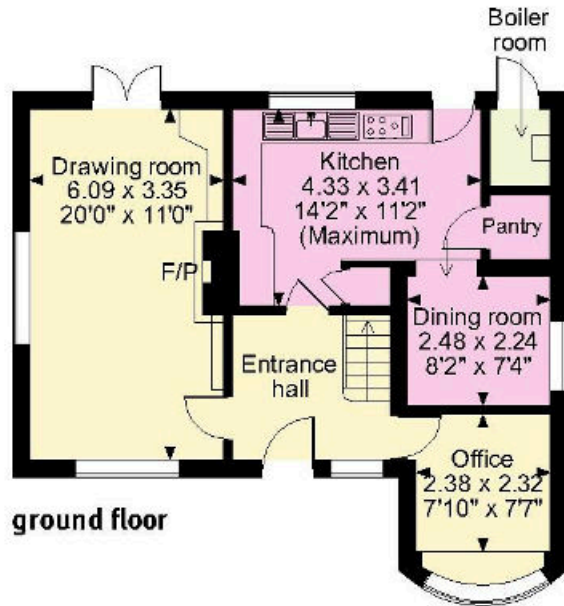
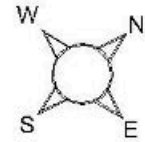
Main House = 108sq.m (1,166sq.ft)

Garage = 31sq.m (331sq.ft)

Barn = 30sq.m (320sq.ft)

Open Wood Store external area = 20sq.m (220sq.ft)

Quoted Area Excludes 'External Boiler room'



□□□ Denotes restricted head height



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I would be delighted to tell you more

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Date: 13 May 2024
Our reference: BRM012337126

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