



Breach Oak Farm, Breach Oak Lane, Corley



Breach Oak Farm, Breach Oak Lane, Corley, CV7 8AU

Dating back to the 16th century this stunning Grade II listed Tudor farmhouse with superb period features including an Oak frame, pretty red brick detail, an inspiring chimney stack and beams throughout. The house sits in 9.84 acres.

There is an excellent range of well-maintained outbuildings including a four-bay garage and workshop, a large barn with a store and a superb, separate one bedroom annexe. This property lends itself to anyone seeking a tranquil location with excellent car storage and workshop facilities.



Guide price: £1,800,000

Tenure: Freehold

Local authority: North Warwickshire Borough Council

Council tax band: G

Location

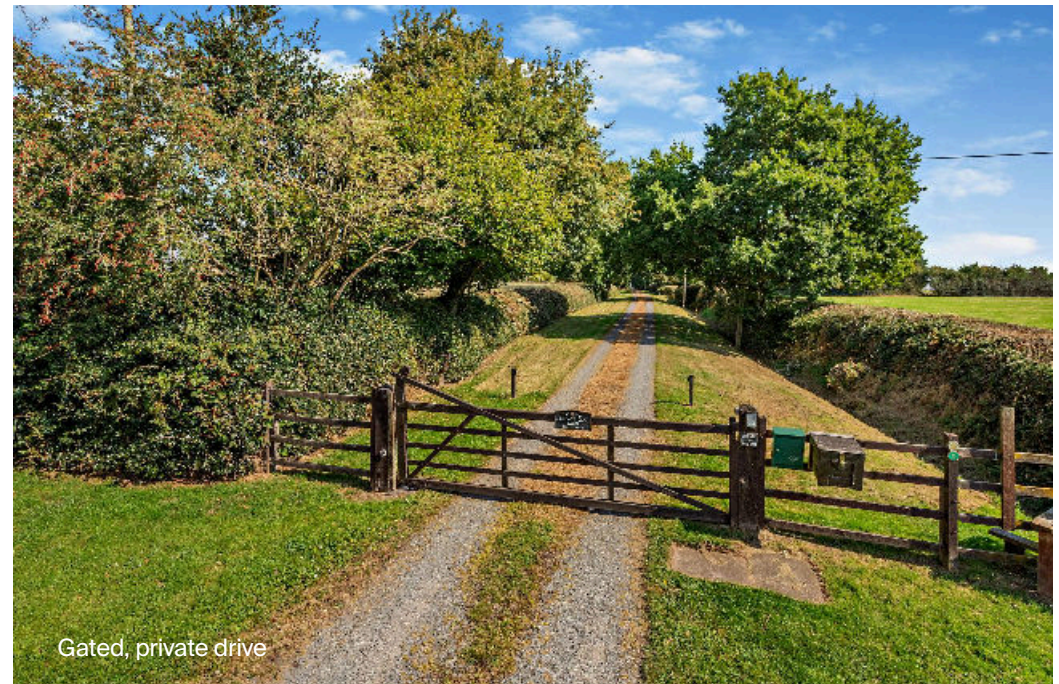
Corley is an attractive and peaceful rural village in the former Forest of Arden yet very accessible to Birmingham, Solihull and Coventry.

The village has a public house, 12th-century parish church, day nursery, outstanding cricket club and motorway service station nearby.

The M6 Toll, M42 and A45 are all easily accessible.

Fillongley 1.8 miles, Corley 2 miles, M6 (J3) 4.7 miles, Coventry 6.5 miles, Birmingham International and NEC 10.3 miles, Solihull 13.8 miles, Warwick 17.5 miles, Birmingham 21.1 miles (all distances are approximate)

Schools include Solihull School, Edgbaston School for Girls and King Edward's School for Boys in Birmingham, Twycross House School, Rugby Public School, and in Coventry King Henry VIII School and Bablake School.



Breach Oak Farm

Surrounded by rolling Warwickshire countryside with its own lake this idyllic home is ideally located for easy motorway access and offers a wonderful opportunity to run a business from home.

Approached directly from Breach Oak Lane the gated private drive leads to a large parking area in front of the separate four-bay garage with four electric roller doors.

The front door opens to an inner vestibule opening to the reception hall from here all of the principal reception rooms can be accessed along with the guest cloakroom/shower room and dry cellar, perfect for additional storage.

The large sitting room is light and bright with views of the front gardens. A feature stone fireplace with an Oak bressummer beam over and in-set log burning stove creates a super focal point.

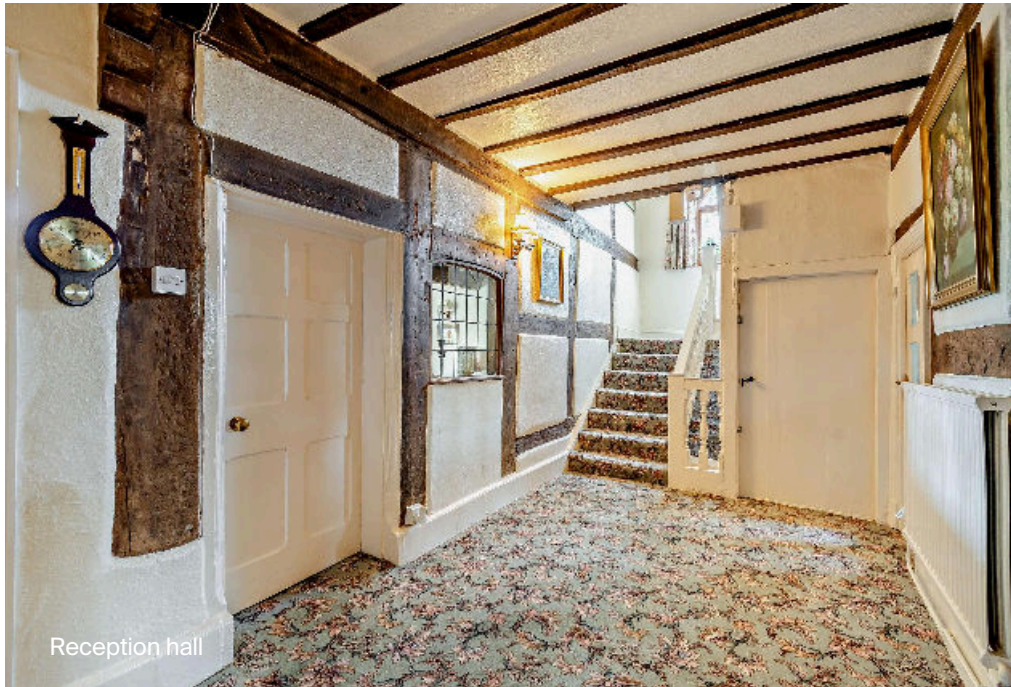
The dining room is dual aspect with views to the front and rear gardens. The wonderful inglenook fireplace with open fire is fabulous.

The large kitchen/breakfast room with a separate utility room enjoys front and rear garden views. There is also a door to the front of the house for direct access to the kitchen.

The space flows through to the lovely conservatory/garden room where views can be enjoyed year-round.

A study/home office completes the ground floor accommodation.





Reception hall



Sitting room



Dining room



Kitchen/breakfast room

Upstairs

A turning staircase rises from the reception hallway to the first floor landing area, where three of the four bedrooms are located (the principal and bedroom two have the benefit of an en suite bathroom) along with a family bathroom serving bedrooms three and four.

To the east wing of the house there is ample space for the creation of another two bedrooms. There is also a shower room. The current owner does not use this space and it would easily lend itself to further bedroom accommodation depending on need. There is a further bedroom to the second floor, currently used as a games room.



Principal bedroom



Bedroom four

A further flight of stairs rises to the second floor where the fourth bedroom is located.



Annexe

The delightful lakeside annexe enjoys the most delightful views. Comprising of a large kitchen/breakfast room, sitting room with French doors, one bedroom and a family bathroom. With a parking area and patio, this could easily lend itself to an Airbnb rental.

Outbuildings

There is an excellent array of outbuildings at Breach Oak Farm. All are well maintained and lend themselves for use as car storage or to run a sizeable business from home, there is tremendous scope and potential in their use.

Gardens

Sit in 9.84 acres of gardens and grounds this tranquil and peaceful property is idyllic. A lovely courtyard patio to the front of the house offers a splendid location for enjoying the sunnier summer months. Mainly laid to lawn with mature planted borders there is ample space for children to run and play.

On the opposite side of the drive two small lakes offer quiet places to explore and relax with glorious views.

The well fenced paddock would be perfect for anyone looking to keep horses.

Breach Oak Farm is bursting with character and charm. This quintessential English countryside home offers so much potential for anyone seeking tranquillity and quality of life with the added benefit of running their business from home whether it be a boutique hotel, wedding venue, car restorer etc. the opportunities are literally endless.

Services

Mains water and electricity. Gas is via a propane tank situated in the garden. Private drainage.



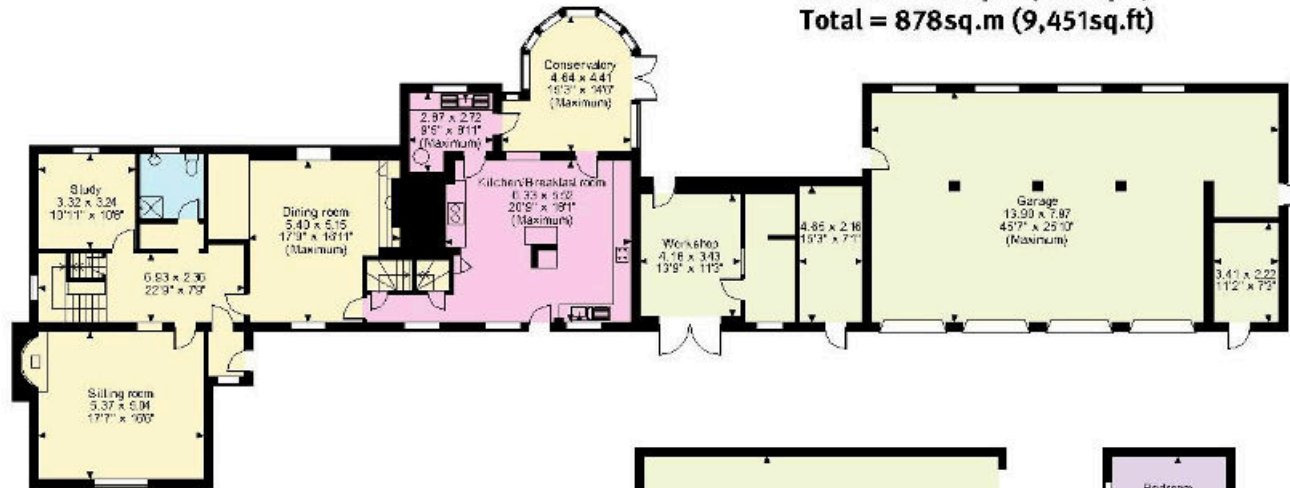
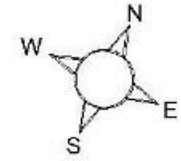








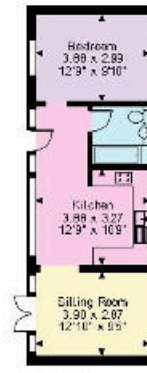
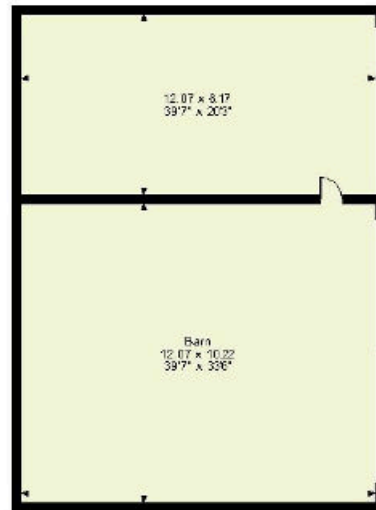
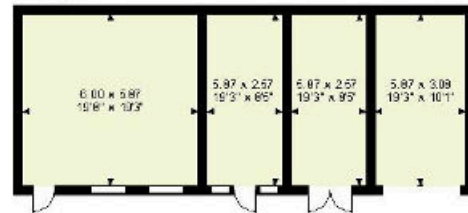
BreachOak Lane Corley, Coventry
APPROXIMATE GROSS INTERNAL FLOOR AREA
 Main House = 387sq.m (4,164sq.ft)
 Garage & Workshop = 144sq.m (1,549sq.ft)
 Outbuildings = 302sq.m (3,248sq.ft)
 Annexe = 46sq.m (490sq.ft)
 Total = 878sq.m (9,451sq.ft)



ground floor



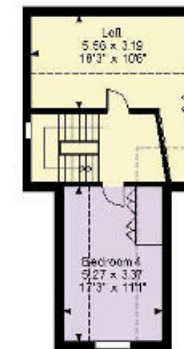
cellar



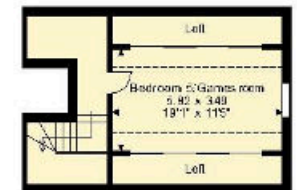
annexe



first floor

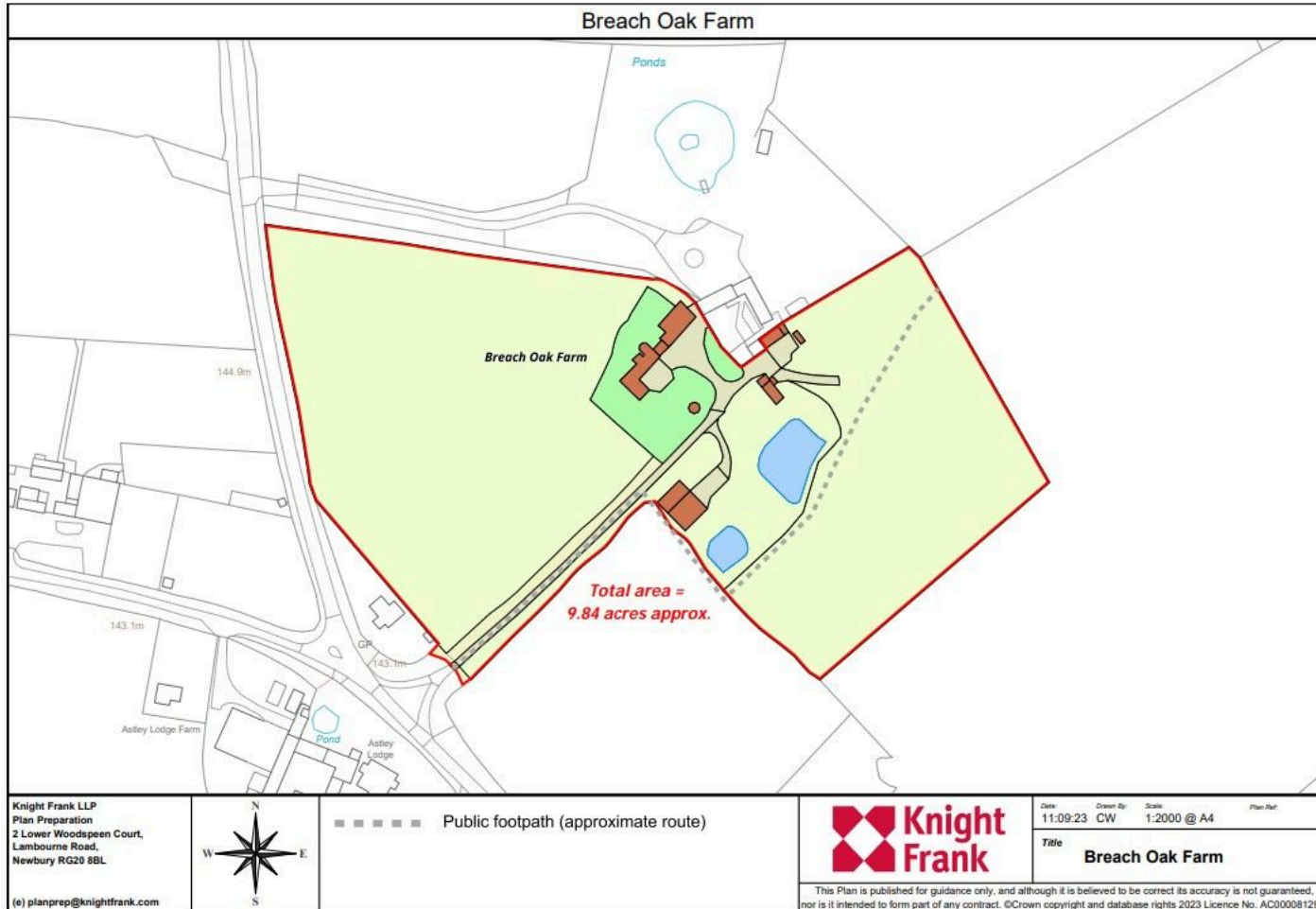


second floor



second floor

□□□□ Denotes restricted head height



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2023. Photographs and videos dated September 2023.

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Date: 15 August 2024
Our reference: BRM012364220

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We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,750,000.

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Yours faithfully



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