



Howletts Farm
Fernhill Lane | Balsall Common | Coventry | West Midlands | CV7 7AN

FINE & COUNTRY

HOWLETTS FARM

Howletts Farm is being offered onto the market with vacant possession, this a once-in-a-lifetime opportunity. Upon arrival you're greeted by your own private gated driveway, set within this secluded position in the British Countryside surrounded by approx 14 acres including paddocks and fields. Howletts Farm boasts a detached Grade II Listed four bedroom home, plus a three bedroom barn conversion, outbuildings and a double detached garage with substantial parking. This Grade II listed home boasts its own formal gardens with established mature flowers, trees & shrubbery, and with its own pond. Situated on the outskirts of Balsall Common and Berkswell, with ease of access for the NEC, Birmingham Airport, and railway stations with access to London within an hour. Ease of commute onto motorways for the M42, M6, M1 and M69.





As we enter the Grade II listed home, the main residency of Howletts Farm, we're greeted into the Entrance Hall with two double glazed windows to front, radiator and stairs arising to the first floor. The Downstairs Shower Room which comprises of shower cubicle with electric shower above, wash hand basin with splashback tiling, low level WC, tiles to floor, double glazed window to front, extractor fan and radiator.

Into the Sitting Room with its double glazed window to rear overlooking the established formal gardens, double glazed french doors to side opening onto the side of the formal gardens, a further double glazed window to side overlooking the formal gardens and the awe-inspiring British countryside, open fire place, two radiators, coving to ceiling, and two sets of double doors opening into the Family Room with exposed timber beams, two radiators, and double glazed window to rear overlooking the established rear garden.



Kitchen/Dining Room with two sets of double glazed windows overlooking the front, with eye level units above and under with incorporated work surfaces, stainless steel inset sink with mixer taps and two drainers, integrated eye level oven with electric hob, radiator and storage cupboard.

Coming off here, is the Back Porch which leads onto the Utility/Boot Room with double glazed windows for dual aspect views to side overlooking the mature rear garden, sink and drainer with mixer taps, drawers and cupboards under, boiler and storage. Also leading onto the Pantry with its own window to front and ample storage.

Back to the Entrance Hall with stairs arising to the first floor landing with double glazed window to rear overlooking the beautiful British countryside within your own entity, radiator, and with two further double glazed windows to front overlooking the fields and barn conversion.







Seller Insight

“ It was the location of this outstanding family home which caught the attention of its owners on their quest for their future family home. A beautiful, interesting, property set on a large acreage of land and tucked quietly away along this quiet country lane adjoining magnificent, open, undulating, countryside. It became a much adored family home for over fifty years.

Once a working farm, parts of Howletts Farm date back many hundreds of years but one which had been sympathetically extended by previous owners. The house cleverly reflects its historic past, with the later additions blending seamlessly together. A spacious, practical, home with each room having its own individual character. The kitchen even boasts a traditional pantry, whilst the nearby cosy reception room is where the family like to curl up, particularly on cold winter days. The larger dining room and reception rooms are brilliant when all the family come together. First and foremost, it has been an outstanding home for the past fifty years which has seen tiny children blossom into grown adults.

A huge attraction for the owners when they purchased the house was its external blank canvas; an exceptional space in which to create a dream garden. Being passionate about plants, the owners' garden reflects this interest with many different species of herbaceous plants and shrubs. The garden is of endless interest and colour throughout the year and, of course, attracts a wonderful array of wildlife. It is also a wonderful garden in which to relax and enjoy such peace and tranquillity. It was also an idyll for the children of the family to play safely, especially when it came to learning to ride their bicycles.

The tranquil location also has the benefit of being very close to the bustling village of Balsall Common which contains everything required, including a popular farm shop. It does have an outstanding primary school but there are numerous choices of educational opportunities within easy reach. Towns such as Solihull, Kenilworth and Coventry are very close, with excellent road and rail links being easily accessible.

It will be an emotional wrench for the family to say farewell to this magnificent home, but it is time for another family to experience the extraordinary quality of life living here.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Sleeping Quarters

Principal Bedroom with dual aspect double glazed window to rear and side overlooking the established rear gardens and the awe-inspiring British countryside, fitted wardrobes with shelves, and radiator.

Bedroom Three comprises of double glazed window to front overlooking the British countryside, radiator, fitted wardrobes and cupboards.

Bedroom Two includes double glazed window to rear overlooking the established rear garden, radiator and fitted wardrobes.

Bedroom Four has the double glazed window to rear overlooking the rear formal garden, built-in double and single wardrobes with double and single cupboards above, radiator, and with exposed wooden beams.

Family Bathroom comprises of panelled bath with mixer taps, wash hand basin, low level WC, part-tiling, radiator and double glazed obscured window to front.

Agents Notes: This property does require modernisation, tender loving care and updating.







THE BARN CONVERSION

Through the Entrance Hall, you have a storage cupboard, stairs arising to first floor and storage heater.

Shower Room which comprises of shower cubicle, wash hand basin, low level WC, part-tiling and extractor fan.

The Kitchen has a double glazed window to side, fitted units including units above with cupboards and drawers under, roll top work surfaces, part-tiling, integrated eye level oven, electric hob with cooker hood above, plumbing for washing machine, and with the exposed wooden beams.

Inner hallway leading into the Dining Room which has wooden beams throughout, which are also soldered into the walls, with double glazed window to rear overlooking the rear garden.

The Lounge has double glazed window to front with double glazed french doors leading to the garden, exposed wooden beams to the ceiling and a brick exposed wall as the room's focal point.

Stairs arising from the Entrance Hall with exposed wooden beams and storage heater.

Principal Bedroom comprises of double glazed windows to both rear and side with awe-inspiring views of the British countryside, exposed wooden beams and storage heater.

Bedroom Two with its double glazed window to side overlooking the British countryside, built-in wardrobe, storage heater and with exposed wooden beams.

Bedroom Three, which is currently being utilised as a Dressing Room, has double glazed window to rear overlooking the rear garden and the beautiful British countryside, with built-in wardrobes and drawers, exposed wooden beams and providing loft access.

Family Bathroom which comprises of panelled enclosed bath with mixer taps, wash hand basin, low level WC, exposed wooden beams, wall mounted radiator and extractor fan.

Rear garden commences with an Entertainment Patio area with flanked flowerbeds to either side and to the rear, with a selection of shrubs and flowers and a pond also, outdoor lighting and a shed.









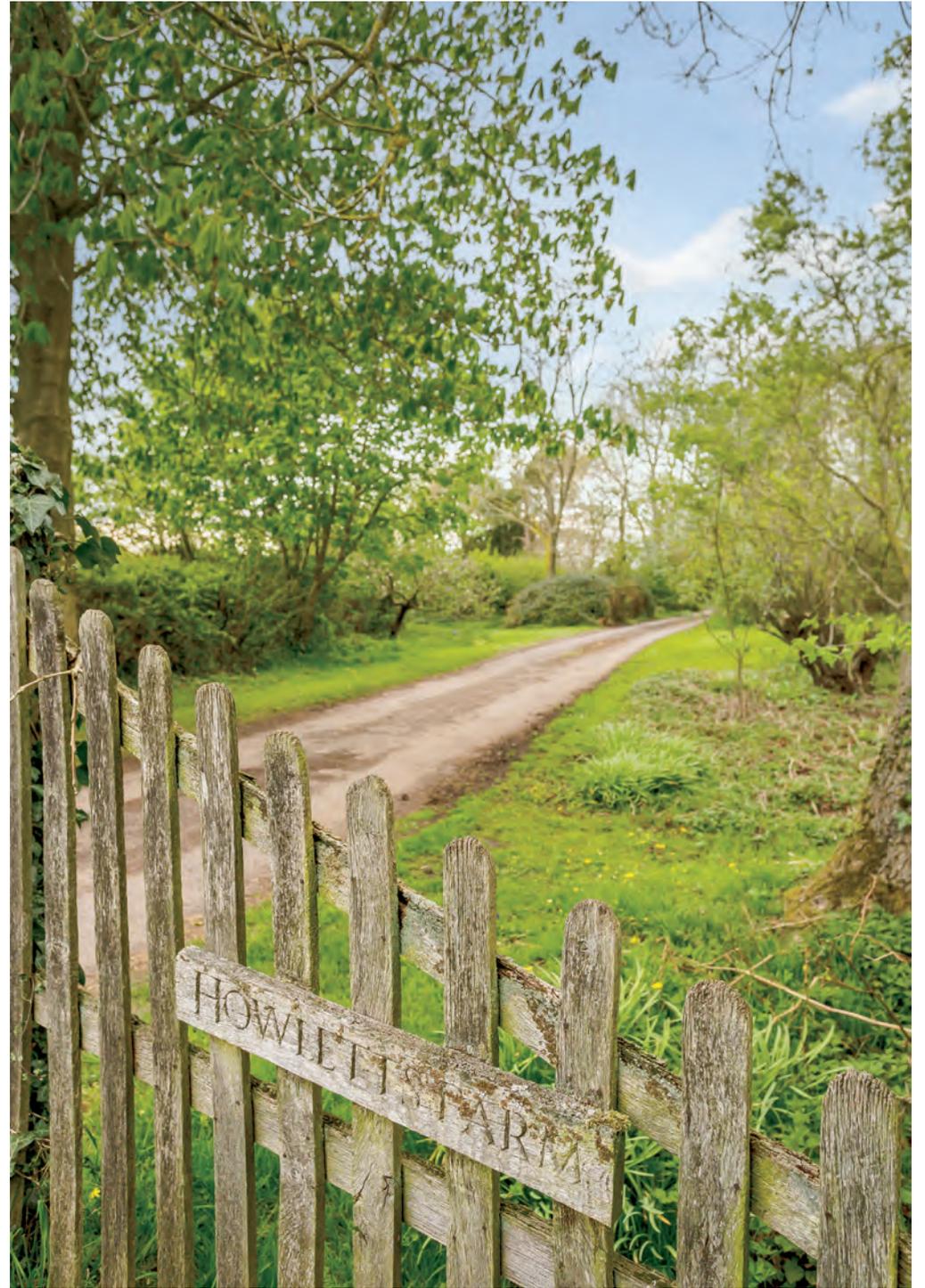


OUTSIDE

In the formal gardens of the Grade II listed home, we have side access via gate, outdoor water tap, outdoor lighting, and the porch canopy coming out from the Sitting Room onto the Entertainment Patio area. The garden itself has gates leading out to the outbuildings, established and formal gardens that are elegantly manicured with a selection of mature trees, bushes, and flowers with flowerbeds flanked to both sides on the formal gardens and surrounding. This remarkable private and solitary garden takes you onto a small pathway through the formal gardens and miniature woodlands leading to the pond to the rear which also has a seating area with established trees flanked to either sides, and an abundance of flowers, trees and shrubbery.

The property has a further 12 acres of paddocks and fields encompassing the entirety of this family home making it private & secluded.

There is a double detached garage, three outbuildings and substantial parking.





LOCATION

Balsall Common is a large village in the Metropolitan Borough of Solihull, England. It is situated 4.75 miles north-west of Kenilworth, 7.5 miles west of Coventry, 8 miles east of Solihull and 15 miles to the south-east of Birmingham, to which it serves as a commuter village. Balsall Common is situated on the A452, which runs from Leamington Spa, Warwickshire to Brownhills, Staffordshire and provides a major route to the M6 motorway. Today, the centre of the village is the shopping centre where Station Road crosses the Kenilworth Road. Situated on the outskirts of Balsall Common and Birkswell, with ease of access for the NEC, Birmingham Airport, and railway stations providing access to London within an hour. Ease of commute onto motorways for the M42, M6, M1 & M69.





Services

Gas, Electricity, Mains Water supply and drainage

Local Authority

Solihull Borough Council.

Viewing Arrangements

Strictly via the vendors sole agents; Fine & Country Coventry on 02476-50015 & Graham Howell on 07972-616405

Website

For more information visit www.fineandcountry.com/uk/coventry

Opening Hours

Monday to Friday 9.00-17.30

Saturday 9.00-16.30

Sunday By Appointment Only

Howletts Farm Fernhill Lane, Balsall Common, Coventry, West Midlands

Approximate Gross Internal Area

Main House = 2033 Sq Ft/189 Sq M

Garage = 290 Sq Ft/27 Sq M

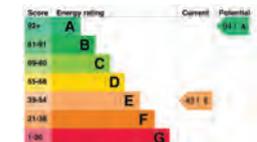
Outbuilding = 526 Sq Ft/49 Sq M

Annexe = 1002 Sq Ft/93 Sq M



Main House
EPC Exempt

Annexe



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ Denotes restricted head height

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GRAHAM HOWELL

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Graham is a well-established figure within the property profession before joining Fine & Country team and is a great role model for the brand. He is a passionate expert with a wealth of success stories for helping people with marketing strategies and secure the best price for their home.

His experience affords him to share his knowledge with clients with the added benefit of also being a property expert and has a wealth of experience in learning & development in the industry. This training has been followed by both new and old agents to raise the bar on standards in the industry. Graham lives on the outskirts of Coventry with his son Stan.

Prior coming to Fine & Country, Graham has won numerous awards throughout his 17 years' experience within the industry.

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country

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