

OPENING DOORS SINCE 1843



Price
Offers over £325,000



Property
Delightful Character Barn
Conversion



Planning
Consent for a 3
Bedroomed Home



Area
1.18 Acres Approx to
Include Paddock



Availability
Immediately

FOR SALE

Lovetts Barn Tamworth Road, Fillongley CV7 8DZ

Location:

The subject property is located in a delightful rural position on the fringe of Fillongley and stands on a generous plot which encompasses the actual planning unit (consisting of Lovetts Barn itself together with its immediate garden) together with a small paddock.

Access to the site is to be afforded via a new driveway from the service road layby immediately adjoining the B4098 Tamworth Road.

Otherwise the location is particularly convenient for access to Coventry, Tamworth, Nuneaton, Atherstone, Coleshill and Birmingham as well as the NEC and Birmingham International Airport with access to the Midlands Motorway Network (specifically the M42 and M6) afforded nearby at Coleshill.

Description:

The property comprises a delightful detached character barn conversion opportunity, a heritage building which now has the benefit of detailed planning consent to create an attractive 3 bedroomed home set in grounds extending to approximately 1.18 acres in total to encompass a small paddock which is sited beyond the property's immediate garden grounds.

Specifically the accommodation in brief is to comprise an imposing front entrance hall cloakroom, study, kitchen/diner, family living room, and single bedroom (with en-suite) on the ground floor, together with 2 further bedrooms (one with en-suite) on the first floor, the accommodation being configured in a 'U' shaped arrangement with a central courtyard area with external parking for say 3 cars.

Floor Area:

| | AREA SQFT | AREA SQM |
|---------------------|-----------------|---------------|
| Ground Floor | 1,121.00 | 104.14 |
| First Floor | 562.00 | 52.21 |
| TOTAL | 1,683.00 | 156.36 |

Services:

Mains water and electricity are understood to be available (to be confirmed). Drainage is to be to a septic tank.

Rateable Value:

The property's Council Tax band will need to be assessed on completion.

Terms:

The property is available to be purchased freehold with vacant possession with the benefit of planning for the conversion of Lovetts Barn to create a single dwelling. (Planning Ref PAP/2021/0052).

Further details/plans are accessible via the Planning Information link below.

Offers in excess of £325,000 are invited.

VAT:

All prices and purchase price mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. It is understood that no VAT is payable on the purchase price in this case.

Legal Costs:

Both parties are to be responsible for their own legal costs in this case.

Property Documents:

Property Plan: [Click here](#)

EPC:

Planning Information: [Click here](#)

Video Link:

Other:

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

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