



Mill House, Church Road, Baginton, Coventry, CV8 3LA

£3,500 PCM

- Stunning Executive Detached Barn Conversion
- Three Excellent Thomas Crapper Bathrooms
- Attached Double Garage
- Two Stunning Reception Rooms
- Beautiful Village Location
- Four Bedrooms Superb Courtyard
- Energy Rating E Beautiful Landscaped Gardens
- Extensive Rear Gardens
- Fitted Kitchen With Appliances
- Coventry City Council Tax Band G

Church Road, Coventry CV8 3LA

Mill House is located in an exclusive development on Church Road, Baginton. The Stable Yard was created approximately 25 years ago and comprises three barn conversions, converted by Harrogan Builders. The property has been extensively modernised and refurbished over recent years by the current owners and is now presented as a fabulous family home. The accommodation is arranged over 2 floors and the ground floor has vaulted ceilings and exposed beams and ironworks which the magnificent oak flooring compliments perfectly. The accommodation comprises; sitting room with inglenook fireplace, dining room, study, large fitted kitchen and utility room, hallway and inner hallway, snug, cloakroom, two bedrooms, master with en suite and a stunning family bathroom complete the ground floor. The first floor has 2 further bedrooms and wet room. Outside the property has a direct driveway to an attached double garage with double doors and large storage room. The gardens have two terraces directly off the snug and sitting room whilst the remainder of the garden has been beautifully landscaped with a wealth of mature plants, shrubs, pond and hedging. There are three fantastic summer houses, one with a log burner, overlooking the natural pond. There is a vegetable patch with two greenhouses and potting area. Viewing is highly recommended to appreciate this wonderful conversion. Available NOW Unfurnished.



Council Tax Band: G



ENTRANCE

The property is accessed via a hardwood panelled door leading through into the

RECEPTION HALLWAY

There is oak flooring throughout the ground floor of the property, school house radiator, matching oak skirtings, exposed beams, oak wall lights, steps leading down into the

SITTING ROOM

Brick inglenook fireplace being the main focal point of the room, oak mantel, Fire Master fire set on a stone hearth, continuation of the oak flooring, french doors leading out onto one of the garden terraces, magnificent oak bookcase to one complete wall with matching ladder, two double school house radiators, integrated Bose surround sound system, two sky light windows to the vaulted ceiling, exposed beams, two Georgian style windows.

STUDY

Accessed from the main hallway, sky light windows, oak flooring with matching skirtings, old school house radiator, vaulted ceiling and fully adjustable wine storage area.

CLOAKROOM

Fitted with a Thomas Crapper high flush w.c., oak seat, wall mounted Thomas Crapper wash hand basin, vaulted ceiling with sky light, school house radiator and double oak wall light.

DINING ROOM

The dining room is open plan to the main reception hallway, three old school house radiators, oak flooring with matching skirtings, vaulted ceiling with exposed beams, further Georgian double glazed windows, four oak wall lights, door through to the

L SHAPED FITTED KITCHEN

Comprehensively fitted with an extensive range of wood fronted base and wall units, roll top work surface with an inset one and a half bowl sink unit with mixer tap set beneath a double glazed Georgian style window overlooking the rear garden, sky light above, integrated appliances comprising: double oven, microwave oven, dishwasher, four ring gas hob set beneath extractor canopy, integrated water purifier providing ideal PH balanced drinking water, tiling to splash backs, ceramic tiled flooring, pelmets

with lighting beneath, latch door leading through to the

UTILITY ROOM

With a Worcester Bosch central heating boiler, double base unit with a roll topped work surface and an inset single drainer sink unit, tiling to splash backs and door onto the courtyard.

SNUG/RECEPTION HALLWAY

Oak flooring, dog leg staircase rising to first floor, Georgian style double glazed window, central heating radiator, bracket for wall mounted t.v., double doors leading to a further garden terrace.

INNER HALLWAY

Georgian style double glazed window, vaulted ceiling, oak flooring with matching skirtings, central heating radiator, doors leading to

BEDROOM 1

Double school house radiator, two double glazed windows to rear, oak flooring and matching skirtings, two wall light points, door through to

SHOWER ROOM

Fantastic steam room with thermostatic controls and steamer, Thomas Crapper shower, high quality tiling to walls and floor, Thomas Crapper wash hand basin with mirror and shaver point, heated towel rail, bidet, Thomas Crapper high flush w.c.

BEDROOM 2

Sky light window, further Georgian style double glazed window to front, wall and ceiling light points, central heating radiator, fitted latch door wardrobes.

BATHROOM

Thomas Crapper high flush w.c., matching Thomas Crapper wash hand basin with further brackets, oak flooring with matching skirtings, large cupboard space, heated towel rail, original stunning copper French bath with antique mixer taps and feature exposed brick work wall.

LANDING

Fitted pressurised hot tank cupboard, oak flooring, doors leading off to

BEDROOM 3

Large eaves storage, cathedral style ceiling, exposed beams and iron works, two sky light windows and a

further gable window, oak flooring with matching skirtings.

BEDROOM 4

Oak flooring with matching skirtings, sky light windows to both front and rear, double panelled central heating radiator, exposed beams and iron works.

WET ROOM

Fitted with another Thomas Crapper suite that comprises a shower with complimentary tiling to all walls, matching shaving mirror, wash hand basin and iron work brackets, exposed beams.

OUTSIDE

The property occupies an enviable position within a stable yard with a driveway leading to the

ATTACHED DOUBLE GARAGE

Two double opening doors to front, loft storage, power, alarm and light connected.

REAR GARDEN

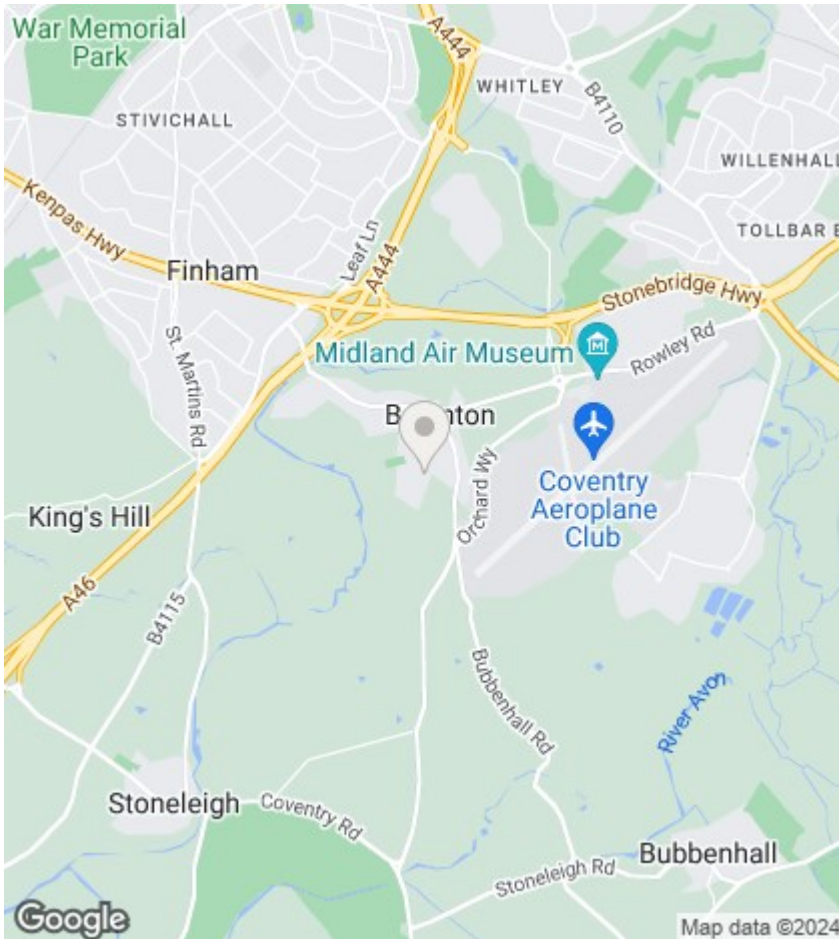
The rear garden has been extensively beautifully landscaped and re-designed by the current owners to incorporate a number of lawned areas which are surrounded by shrubs, herbaceous borders and mature trees, two terraces leading off the rear of the property. Within the garden are three large summer houses, one being located adjacent to a large pond with double opening doors and built-in log burner for those winter evenings, one summerhouse is behind the property adjacent to a hot tub with an excellent built-in music system, hedging divides the garden, greenhouses and potting shed area, further vegetable plot to the side of the property with eight raised beds, water barrels providing soft water. A superb LED lighting system illuminates the entire garden.

DIRECTIONS

From the A45/A46 Junction take the exit signposted towards Finham/Styvechale. As you proceed along the slip road to join the A45 take the exit left onto Howes Lane and follow the signs to Baginton. Turn first left onto Mill Hill and proceed onto the Coventry Road. As you pass the Post Office on your right hand side take the second turning right onto Church Road. The Stable Yard is located on the left hand side and the property is situated behind the 5 bar gate.







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Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

