

CR 2628/39

GODFREY-PAYTON & Co.

(Incorporating Greville-Heygate & Co.)

and at
COVENTRY
MARKET HARBOROUGH
DOWNTON (SALISBURY)

Chartered Surveyors, Chartered Land Agents
Chartered Auctioneers & Estate Agents

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1971

Ref.No.
C989

View by Appointment
with the Agents -
Warwick Office

STONE HOUSE,
Washbrook Lane,
ALLESLEY.

In open country yet only $\frac{3}{4}$ miles Coventry City Centre

ABOUT $1\frac{1}{4}$ ACRES; TWO RECEPTION ROOMS, BREAKFAST ROOM, KITCHEN,
FOUR BEDROOMS, BATHROOM; MAIN WATER AND ELECTRICITY, SEPTIC
TANK DRAINAGE; EXTENSIVE OUTBUILDINGS.

Warwickshire: The property is situated in Washbrook Lane, Allesley,
about $\frac{3}{4}$ miles to the North West of Coventry City Centre. There
are half hourly buses and good shops within ten minutes walk.
Birmingham 15 miles.

For Sale Freehold: A house of some character built largely of stone
with some brick, a tiled roof and leaded light casement windows
with stone mullions on the front elevation. The Accommodation

comprises:-

On the Ground Floor:

Hall (S), 12'9" x 7'2" with steps up to main staircase and then
to Dining Room (SW) 14'2" x 17'10" fireplace flanked by store
cupboards; Sitting Room (SW) 17'9" x 17'9" panelled and with a
brick fireplace; Breakfast Room 13'3" x 10'6" having Rayburn
and with Storeroom 10'6" x 7'3" leading off; Kitchen 11'6" x
7'3" with enamel sink unit and double drainers.

On the First Floor:

Bedroom 1 (NE & SW) 18'6" x 13'3" with fitted hanging cupboard
and drawers; Bedroom 2 (SW) 11' x 8'10"; Bedroom 3 (SW) 18'8" x
17'4" with small built-in store cupboard; Bedroom 4 (NW) 14'11" x
9'11"; Bathroom 10'8" x 13'4" with panelled bath, basin and low
flush W.C. fitted airing cupboard.

Outside: Range of brick and tile and stone and tile buildings formed
round a large central concreted courtyard and comprising:-
Garage/Tractor Shed with adjacent garage, two Cottager pig sties,
Cowhouse with standings for 8, large Barn, Cowhouse with standings
for 14, Loose Box.

Forming part of an old Cottage is a Cowhouse with standings for
5 having loft over. Dairy, outside closet, two large storerooms.

Services: Main Water (to be sub-metered), Main Electricity, Septic Tank
Drainage. Domestic Hot Water from Rayburn with auxiliary immersion
heater.

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New Park

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...continued Stone House, Allesley

Local Authority Meriden Rural District Council, The Council House,
Coleshill (Telephone 3141)

Rateable Value £90 (Agricultural Rating)
Current General Rates per annum 12s 2d in the £

Wayleaves: The owner has 2 poles and 1 stay on the land and a small wayleave
payment is received.

Boundaries: The boundary line is marked by a new oak post and four rail fence
and existing walls, and the future responsibility for maintenance
will be the responsibility of the Purchaser.

Tithe A small Tithe payment will have to be apportioned.

Plan A plan, Scale 1:2500 is available and will be sent on request.
The land to be sold is 1.46 acres.

Please Note This Sale is subject to the consent of the Charity Commissioners
to whom offers have to be submitted before acceptance.

OFFERS IN THE REGION OF £8,000 ARE INVITED FOR THE FREEHOLD

Ref.

CP 2628/326

