



Shirley Farm
Meriden | Warwickshire





Shirley Farm

Shirley Lane | Meriden
Warwickshire | CV7 7LE

4/5 Bedroom Farmhouse with 4 Holiday Lets, superb Equestrian & Leisure facilities, delightful rural views; in all about 7.5 acres.

- Farmhouse: GF: Porch, Hall, WC, Kitchen, Utility, Pantry, Breakfast Room, Dining Room, Lounge, Conservatory, en-suite Bed 5.
- FF: Landing, Master Bed with en-suite, 2 double, 1 single Bed, Family Bathroom, eaves storage.
- Pool House – Indoor heated Swimming Pool with Changing / Shower Room, Plant Room.
- 4 x 2 Bed Holiday Lets, Kitchen, Lounge, Bath / Shower Room .
- All self-contained, run by Sykes Cottages with excellent first years trading figures available.
- Attractive Gardens & well stocked fishing Pond.
- American Barn style 6 stables, Hot water wash bay, secure Tack Room, Rug & Feed Room.
- 45m x 25m new Manege with Combi Ride surface, Hardstanding Lorry Park.
- In all about 7.5 acres, inc approx. 6 acres of grass paddocks, field shelters, auto water drinkers and elec. fencing.

Distances (Approx. Miles)

Meriden 1m | Coventry 6m | Solihull 8m

Warwick 12m | Birmingham 17m | Stratford 21m

Birmingham Int. Airport 7m | London 110m



Situation

Shirley Farm is situated a delightful location within the Warwickshire countryside just outside the village of Meriden, between Solihull and Coventry and within easy reach of Birmingham. The property enjoys glorious rural views & a tranquil setting yet is exceptionally well located for accessibility to road, rail and airport communications.

The M42 is approximately 6miles away and the M6 and M40 are also within close proximity, there are fast access routes to the National Exhibition Centre; Birmingham International Airport (7m) & Railway Station (6m) are easily accessible.

Meriden comprises a small village enjoying a semi-rural atmosphere with local shops, hotels, restaurants and country pubs.

For the equestrian enthusiast there are regular events / centres available at Solihull Riding Centre (10m), Western Lawns (12.5m), Stoneleigh National Horse Championships (7m); Horse Racing at Warwick, Stratford & Cheltenham Racecourses; Hunting with the Warwickshire Hunt.

Description

Shirley Farm comprises a 4/5 Bed detached Farmhouse, with 3 reception rooms, an indoor swimming pool complex, extensive gardens & a well-stocked fishing pond; there are 4 fully self-contained, furnished & operational Holiday Lets providing an excellent low maintenance income stream; furthermore the vendors have recently constructed some superb equestrian facilities, all within a ring fenced approximate 7.5 acres.

The farm has broad ranging appeal & the extensive accommodation has scope to be flexible to suit differing requirements. The vendors have recently established a thriving holiday let business from which they will be able to provide trading figures from the first year's accounts, on request from seriously interested parties. They do not intend selling as a "Going Concern" but will continue to take forward bookings in anticipation of the continuation.





Shirley Farmhouse

The house is entered through a front entrance Porch into the reception Hallway, with a Cloakroom off. Doorways lead through to a Dining Room with dual windows; there is a spacious Lounge with a multi-fuel burning stove, exposed ceiling timbers, triple aspect windows & doors through to the Conservatory from where the glorious rural outlook beyond the gardens, pond & equestrian facilities can be viewed.

To the other side of the house is the Kitchen with base and wall mounted units, tiled flooring, "Rangemaster" twin oven electric cooker and gas hob, an opening through to the Breakfast/Morning Room area and a useful Utility & Pantry. A side Lobby area then accesses a ground floor Guest Bedroom with en-suite Bathroom & the Pool House. The Pool House houses an 10m x 4m heated indoor swimming pool, shower / changing & plant room. French doors lead out to a private garden space with patio ideal for outside entertaining in the summer months.

At First floor level, the landing with eaves storage leads to the Master Bedroom with fitted wardrobes, glorious views of open countryside, en-suite shower room; 2 double Bedrooms, a single Bedroom and a "Jack and Jill" style family Bathroom.

The vendors report there remains scope under GPDR's to extend the house if so required.

Holiday Cottages - Shirley Farm Cottage 1, 2, 3 & 4

All the cottages are set up with 2 Bedrooms, a Kitchen, Bath or Shower Room & a Living Room. Cottages 1 & 2 have a double & single bedroom, Cottages 3 & 4 have double and twin bedrooms. All are fully self-contained, furnished, sub-metered for electricity and gas, have Wi-Fi & key safes for ease of access.

The vendors currently run the lets through Sykes Cottages, rates are seasonally variable but trading figures can be made available on request to seriously interested parties.



Holiday Cottage



Holiday Cottage



Externally

The property is approached via a gated and private entrance driveway off Shirley Lane into a parking sweep / courtyard to the front of the house and holiday lets.

Spacious Gardens lie to the rear and side of the property, largely laid to lawn, with some fruit trees, shrubs borders, a large stocked pond with an ornamental bridge to a central island area, a general storage timber shed & Greenhouse. The vendors have created a separate communal garden for the use of the holiday lets.

Equestrian Facilities

The driveway extends down from the house to the Equestrian facilities and Stable Yard, where there is ample space and hardstanding for horse box parking and turning to the front of the Stable block.

Brand new timber built American Barn (built by Warwick Stables) housing:

- 6 Stables (4 x 12'by 12' & 2 x 14'by 12'), with auto water drinkers.
- Wash / Shower area with electric hot shower.
- Tack Room with Belfast Sink, with hot & cold water.
- WC (with own septic tank).
- Feed / Rug Room
- Energiser point for paddock electric fencing.
- Dual front and rear sliding access doors.
- Concrete floor.

Manege

45m x 25m, post and rail perimeter fenced, recently constructed with herringbone drainage & a "Combi-ride" surface. Electricity and posts are in place to allow for temporary floodlighting.





Land

In all about 7.5 acres; there are approximately 6 acres of gently sloping grass paddocks, subdivided into to numerous permanent electrically fenced paddocks, all with automatic water drinkers.

Tenure

Freehold with vacant possession upon completion.

Services

Mains electricity, water and gas.

Private drainage via sewage treatment plant.

Separate Gas boiler to the Pool House & to each Cottage.

Local Authority

Solihull Metropolitan Borough Council.

Shirley Farmhouse: Council Tax Band G

Holiday Cottages: Rates Payable £2,904

(currently fully exempt through Small Business Rate Relief)

Directions (Postcode - CV7 7LE)

Leaving the M42 at Junction 6, proceed onto A45 for Coventry, then leaving this on to the A452 Leamington Spa road. After approx. 1.8m at roundabout take the 2nd exit onto Cornets End Lane. After 1.1m proceed straight across onto the crossroads on to Back Lane; Continue for approx. 1m where Shirley Lane will be found on the left hand side. Continue along the driveway and Shirley Farm will be found at the end of the lane.



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