



Coleman & Wyatt



Chartered Valuation Surveyors & Estate Agents.
Auctioneers & Land Agents.

WARWICKSHIRE DUNNS PITS FARM HOLLIS LANE KENILWORTH



An extremely attractive, small, Agricultural Holding,
with period farm buildings and five acres.

FOR SALE BY PUBLIC AUCTION
[Subject to conditions of sale or prior sale]

TUESDAY 18th JUNE 1985 at 6.30 p.m.
at

The Virgins and Castle, High Street, Kenilworth

Vendors Solicitors.
Messrs. Wright, Hassall & Co.,
7 Clarendon Place,
Leamington Spa.
Telephone: (0926) 27272

109 Warwick Street,
Leamington Spa,
CV32 4QZ.
0926 - 20853 (3 lines)

Twin Offices

Market Place,
Warwick,
CV34 4SA.
0926 - 496262 (2 lines).

INTRODUCTION

- SITUATION:** DUNNS PITS FARM has frontage to Hollis Lane, and lies approximately only one mile to the north of Kenilworth High Street. To reach the property take the turning to the left at the traffic lights from High Street, into Fiedgate Lane, and then turn right into Hollis Lane after a quarter of a mile. Dunns Pits Farm lies approximately two thirds of a mile along Hollis Lane, on the left hand side.
- LOCATION:** This location is only approximately 2 miles from the Showground of the Royal Agricultural Centre and Equestrian Centre, and is also extremely convenient for access to either Coventry or Birmingham, and about ten miles from the National Exhibition Centre.
- TENURE:** FREEHOLD WITH VACANT POSSESSION
- COMPLETION:** 31st July 1985 or earlier by arrangement.
- ASSESSMENTS:**
- | | |
|-------------------------|----------------|
| Rateable value | £320.00 |
| General Rates (1985/86) | £496.32 |
| Environmental charges | 0.66p in the £ |
- AUTHORITIES:**
- Warwickshire County Council,
Shire Hall, Warwick.
- Warwick District Council,
Town Hall, Leamington Spa.
- East Midlands Electricity Board,
Southam Road, Radford Semele, Leamington Spa.
- Severn Trent Water Authority,
Avon House, Cannon Park, Coventry.
- SERVICES:** Mains electricity and mains water by metered supply are connected to Dunns Pits Farm house and farm buildings. Drainage is to a septic tank, shared with the two neighbouring properties.
- EASEMENTS:** There is an easement to drain, from Dunns Pits Farm, to the Septic Tank, on the farm adjoining.
- RIGHT OF WAY:** There is a right of way along a track O.S. No. 2903, to enable the owner of Camp Farm to gain access to his land.
- FIXTURES & FITTINGS:** The fitted carpets in the lounge and Sun Room may be available at agreed valuation, after sale, if required. Other fitted carpets, curtains and venetian blinds are to be included in the sale.
- EXCLUSIONS:** The staddle stones, ornamental stones and stone pump troughs along the driveway approach and around the fish pond are excluded from the sale.
- VIEWING:** Strictly by appointment to be made through the Auctioneers.

DUNNS PITS FARM

THE APPROACH

One enters the property from Hollis Lane along a very attractive tarmac drive, a crowning feature of which is the magnificent horse chestnut tree. Nearing the farm house, the driveway sweeps around the ornamental fish pond, and then leads on to the farm buildings beyond, with the post and rail-fenced paddock to the side.



THE FARM HOUSE

The period style farm house stands attractively at the end of the entrance drive, being lawns and kitchen garden to the side and rear.

The characterful accommodation, with a wealth of exposed beams and timbers, and enhanced by central heating, comprises:

Recessed Front Porch

Reception Hall

Superb Living Room 24ft x 12ft 2in, brick built fireplace with Baxi underdraught grate, beamed ceiling, bay window, three central heating radiators and three electric points.

Inner Hall, with built-in cupboard, and stable door to the -

Dining Room 14ft 4in x 10ft 3in, beamed ceiling, attractive bay window, built-in cupboard, central heating radiator and one electric point.

Sun Lounge 20ft 4in x 12ft 6in, double glazed windows, french doors to garden, central heating radiator and four electric points, door to rear.

Sitting Room 13ft x 13ft, central heating radiator, beamed ceiling, built-in shelved recess cupboard, t.v. aerial socket, two electric points and stainless steel sink unit.

Kitchen 13ft 8in x 13ft, stainless steel sink unit (h&c), electric cooker point and four electric points, beamed ceiling, Danesmoor oil fired central heating boiler, recessed built-in brook cupboard, deep, walk-in pantry.

First Floor

Landing, airing cupboard with copper hot water cylinder and electric immersion heater.

Spacious Bathroom with blue suite comprising panelled bath (h&c), pedestal wash hand basin (h&c), low level w.c., bidet, three walls fully tiled and shower cubicle with shower unit, built-in shelved cupboard.

Bedroom 1, 12ft6in x 10ft6in, central heating radiator, one electric point.

Bedroom 2, 12ft6in x 12ft4in central heating radiator, one electric point, built-in cupboard.

Bedroom 3, 12ft6in x 12ft4in central heating, built-in cupboard.

From the kitchen the side porch and verandah give access to the -

Tack Room 10ft6in x 7ft8in.

Secondary staircase to the -

First Floor

Bedroom 4, 13ft8in x 14ft2in, stainless steel sink unit (h&c).

Second Floor

Bathroom, panelled bath (h&c), wash hand basin (h&c), copper hot water cylinder and electric immersion heater.

If required, this bedroom 4 and bathroom could readily be occupied as a fully self-contained suite.

Side Porch

Cloakroom with w.c. and wash hand basin.

THE FARM BUILDINGS

To the side of the farmhouse is a small enclosed courtyard with three calf boxes and outside exercise pens.

Brick built fuel store.

The well maintained, traditional range of brick built farm buildings lie around the four sides of a central yard, and several of the buildings hold great potential for adaptation and conversion.

Near to the farmhouse is the brick built Service Flat laid out on two floors and measuring 18ft8in x 13ft overall and comprising on the ground floor

Living room, and Kitchenette with stainless steel sink unit (h&c), two electric points. Lobby to bathroom with panelled bath (h&c), wash hand basin (h&c), low level w.c.

First Floor - Partitioned into two bedrooms.

The farm buildings include a range of -

Four Loose boxes

A Large brick built loose box 18ft x 11ft6in.

A range of brick built and tiled roofed buildings including a Stable, 25ft x 20ft.

The overall measurements of the Barns is 70ft x 20ft, the barns having a loft over.

A further building with great potential is the brick built and tiled roofed **Stable/Bull Pen**, measuring 31ft x 21ft6in overall, and which could be ideal for conversion into two storey supplementary accommodation, at present divided into two garages and a stable, and to the rear of which is the separate walled Bull Exercise Yard with Bull Pen and service crush.

A hard road runs along the side of the farm buildings, and to the rear of which is the five-bay steel framed **Dutch Barn** which requires a new roof.

THE LAND

To the right of the driveway on entrance, is a post and rail fenced paddock with ornamental screening trees at the far end.

To the rear of the farm buildings is the larger paddock extending to approximately 2 acres, and with corrugated iron field shelter 22ft6in x 16ft3in.

The hard road terminates at the recently reclaimed spinney approximately 1¼ acres and which when seeded down, will provide another useful paddock.

ACREAGE SCHEDULE

pt	O.S. No. 3409	Paddock	0.88 (estd.)
	O.S. No. 2903	Track	0.28
	O.S. No. 2905	House and Buildings	1.28
	O.S. No. 2006	Paddock	1.91
	O.S. No. 1414	Spinney	0.84
	O.S. No. 1518	Pond	0.44
			<hr/>
			5.63 Acres (or thereabouts)