



PACKINGTON
ESTATE

Property

TO LET
UNFURNISHED DETACHED FARMHOUSE



THE KENNELS
PACKINGTON PARK, MERIDEN, NEAR COVENTRY, CV7 7HE

- ◆ Exceptional detached farmhouse in a rural setting
- ◆ Four / Five bedrooms
- ◆ Two / Three reception rooms
- ◆ Fitted kitchen with spacious breakfast room, pantry, utility and conservatory
- ◆ Easy access to M42, M6, NEC & Birmingham International Railway Station & Airport
- ◆ Private gardens, outbuildings and small paddock, in all approx. 0.9 acres.
Ample parking

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Registered Office: Packington Hall, Meriden, Warwickshire CV7 7HF

The property is located in the gated Packington Park, close to the access road from the A45 on the Coventry bound side, which is approximately 1/3 mile from Stonebridge island.

The property is set in extensive gardens and is surrounded by Estate parkland and woods. It is within easy reach of the M42 (junction 6), M6, the NEC and Birmingham International Railway Station and Airport which are all approx 10 minutes drive away.

The village of Meriden is approximately 1½ miles away and provides local amenities such as shops, school, library, doctors surgery, pubs and golf courses.

DESCRIPTION

In brief, the detached brick and tile farmhouse comprises:-

Four / five bedrooms, two bathrooms, two / three reception rooms, fitted kitchen, pantry, utility and conservatory.

Externally:-

Brick and tile outbuildings and garage, extensive gardens around the house, small paddock and ample parking.

GROUND FLOOR

From the front door, the hallway gives access to:-

Reception Room 1

15'6" x 15'4" (4.72m x 4.67m)

With a large tiled fireplace and attractive carved surround plus a radiator and tv aerial point.





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Conservatory

11'8" x 9'9" (3.56m x 2.97m)

With windows overlooking the front and rear gardens.
Telephone point.

Reception Room 2

15'10" x 12'3" (4.82m x 3.73m)

Large Inglenook fireplace, radiator, telephone and television points with a connecting door to the kitchen.



Breakfast Room

13'6" x 9'11" (4.12m x 3.02m)

With radiator and window looking over the garden

Kitchen

15'7" x 9'11" (4.75m x 3.02m)

with fully fitted kitchen units with single oven/hob and with points for fridge





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- Pantry** **4'10" x 3'4" (1.47m x 1.02m)**
Shelving and Vaillant Ecotec gas boiler
- Utility** **12'2" x 10'10" (3.71m x 3.30m)**
With storage units plus points for washing machine and freezer.
- Rear hallway leads to:-**
- Downstairs Bathroom** **10'5" x 4'11" (3.17m x 1.50m)**
with w.c., bath with shower attachment and pedestal wash basin.
- Fifth Bedroom/
Reception Room 3** **10'0" x 9'1" (3.05m x 2.75m)**
With radiator and windows overlooking gardens
- Separate W.C.** **6'0" x 3'3" (1.82m x 1.0m)**
with low flush w.c.

FIRST FLOOR

At the top of the stairs there are four double bedrooms off the landing with a storage cupboard and airing cupboard:-

- Master Bedroom** **15'7" x 14'4" (4.75m x 4.37m)**
with window overlooking the garden to the rear and side, fireplace, radiator, telephone and tv points and cupboard.





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Second Bedroom

15'6" x 14'0" (4.72m x 4.27m)

with fitted cupboards, fireplace, radiator and windows overlooking the front and side gardens.



Third Bedroom

16'0" x 12'5" (4.88m x 3.79m)

with fitted cupboards, radiator, fireplace, tv points and windows overlooking the front garden.

Fourth Bedroom

15'7" x 15'6" (4.75m x 4.72m)

with fitted wardrobes, radiator, fireplace, tv and telephone points and windows overlooking the garden.

Bathroom

6'8" x 5'10" (2.03m x 1.78m)

with bath, electric shower cubicle, pedestal wash basin, wc plus radiator.

EXTERNAL BUILDINGS AND LAND

There are extensive gardens around the house with a small paddock adjoining the garden with considerable storage space in the outbuildings and garage.

Outbuilding and Log Store

Extensive range of single storey brick and tile outbuildings and log store.



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GENERAL INFORMATION

Rent	£1,895 per calendar month exclusive of outgoings. The property is to be let by way of an Assured Shorthold Tenancy for one year, subject to satisfactory references
Reservation fee / Deposit	A reservation fee the equivalent of two months' rent at £3,790 is required, which will then become the deposit once the tenancy commences. One month's rent is also payable in advance at the commencement of the tenancy.
Services	There is a fitted gas fired boiler with radiators to all the main rooms. The property is on mains water and has septic tank drainage. Rain water goes to soakaways.
Council Tax	Payable to North Warwickshire Borough Council. Valuation Band G.
Viewing	Strictly by appointment with the Packington Estate office:- Contact: Gail Hinckes Telephone: 01676 526716 Email: gail@packingtonestate.co.uk Website: www.packingtonestate.co.uk

IMPORTANT NOTICE

Packington Estate Enterprises Limited for themselves and for the Owners of this property whose Agents they are give notice that:-

- i) The particulars are prepared as a general outline only and are for the guidance and convenience of intended Tenants.
- ii) All descriptions, dimensions, distances and orientations are approximate and intended only to give a reasonable impression of the property.
- iii) Nothing in these particulars shall be taken as implying that any necessary planning, building regulation or other consents have been obtained.
- iv) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Prospective Tenants should satisfy themselves as to the condition and details generally.
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- vii) No person in the employment of Packington Estate Enterprises Limited has any authority to make or give any representations or warranty in relation to this property.

Energy Performance Certificate



The Kennels, Packington Park, Meriden, COVENTRY, CV7 7HE

Dwelling type: Detached house

Date of assessment: 10 May 2017

Date of certificate: 10 May 2017

Reference number: 0850-2880-6353-9193-2555

Type of assessment: RdSAP, existing dwelling

Total floor area: 261 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 9,207

Over 3 years you could save

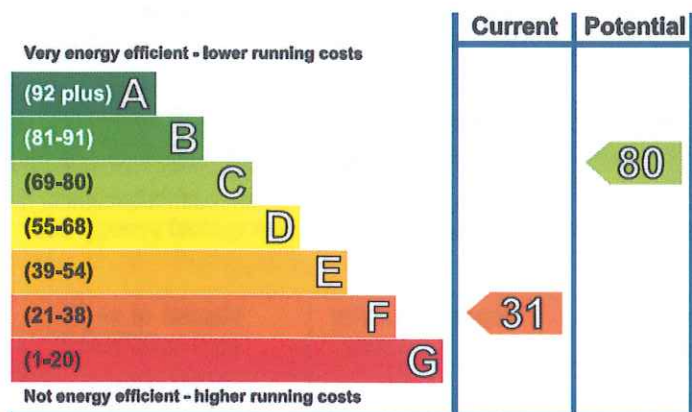
£ 4,848

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 405 over 3 years	£ 414 over 3 years	
Heating	£ 8,292 over 3 years	£ 3,708 over 3 years	
Hot Water	£ 510 over 3 years	£ 237 over 3 years	
Totals	£ 9,207	£ 4,359	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 243	
2 Cavity wall insulation	£500 - £1,500	£ 306	
3 Internal or external wall insulation	£4,000 - £14,000	£ 2,127	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.