

Ryton Heath Farm, Freeboard Lane, Warwickshire  
Guide Price £1,600,000

charlesrose.









For sale by private treaty as a whole or in two lots.

Approximately 64 acres of arable land.

Attractive Farmhouse | Range of farm buildings | Scope for improvement.

\*\*\*Lot 1 & 2\*\*\*

**Location** - Ryton Heath Farm is situated a short distance from the village of Stretton-on-Dunsmore. The area benefits from superb travel connections with the M45, M6 and M1 all within easy reach. Rugby and Coventry train station are within 10 miles, with fast trains to London Euston taking less than an hour and Birmingham Airport is located 16.9 miles away. The village of Stretton is home to the Outstanding Knightlow Primary School, The Oak and Black Dog public house, Brookside Surgery and Brookside Stores.

**Farmhouse** - The attractive redbrick farmhouse lies at the end of a private drive, with the original part of the property dating back to the mid 1600's. The property was re-roofed in 2011. The accommodation is spread over 1800 square feet and comprises entrance hall, dining room, sitting room, drawing room, kitchen, utility room, bathroom and five bedrooms. Front and rear garden. It would benefit from undergoing complete refurbishment.

**Farm Buildings** - The property benefits from a range of modern agricultural buildings, providing good storage and a potential opportunity for conversion (STPP).

**Land** - Six fields with highly productive soil currently lay fallow to the previous seasons stubble, having previously cropped potatoes, rape, linseed, peas, barley and wheat. The land has no public right of ways, with excellent road frontage and being within a ring fence.

**Method of sale and lotting** - The property is for sale by Private Treaty as a whole or in two lots.

**Lot 1** - Comprises Ryton Heath Farmhouse, farm yard and buildings on a plot of 6.85 acres. Guide Price - £700,000

**Lot 2** - 59 acres of arable land. Guide Price - £900,000







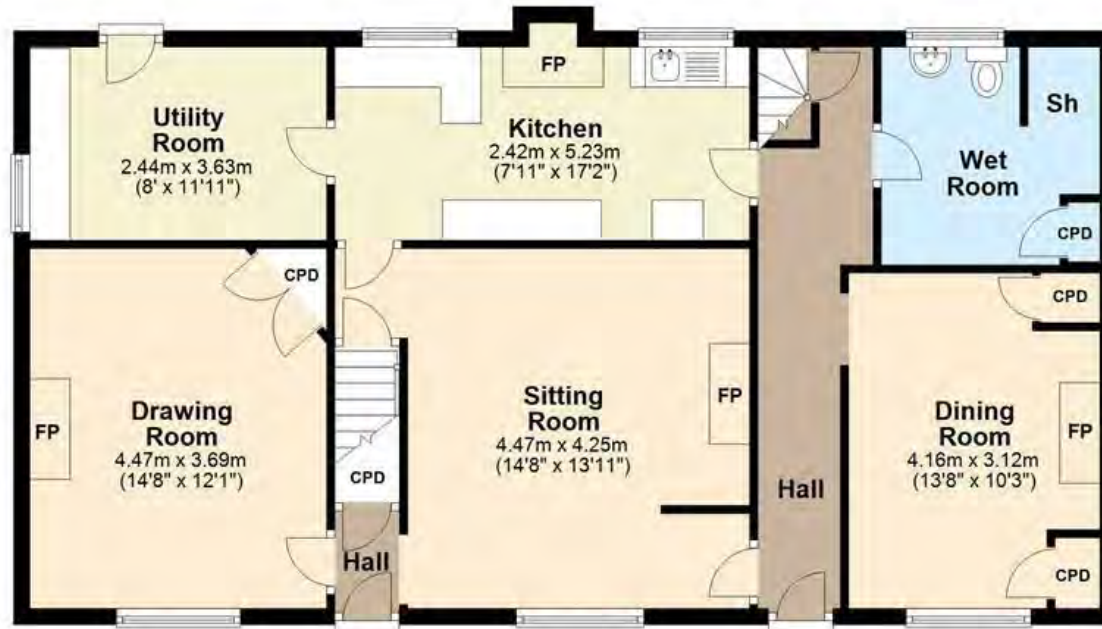








## Ground Floor



## First Floor



Total area: approx. 168.0 sq. metres (1808.3 sq. feet)

charlesrose.

- 01926 832411
- [info@charlesroseproperties.co.uk](mailto:info@charlesroseproperties.co.uk)
- [www.charlesroseproperties.co.uk](http://www.charlesroseproperties.co.uk)