



The Uplands, Hurley Lane, Over Whitacre, Coleshill, Warwickshire, B46 2LS

HOWKINS &
HARRISON

The Uplands, Hurley Lane,
Over Whitacre, Coleshill,
Warwickshire, B46 2LS

Guide Price: £850,000

An extensive four-bedroom rural smallholding set in approximately 5.46 acres, offering a substantial main residence including potential annexe, detached outbuilding and an impressive range of stables and ancillary buildings arranged around a central yard.

Providing a rare renovation and redevelopment opportunity. The Uplands presents an exciting opportunity to create a distinctive country home, equestrian holding or rural business premises, subject to the necessary consents.

Situated in the rural village of Over Whitacre, the property enjoys an attractive North Warwickshire setting while remaining well placed for Coleshill, Birmingham and the wider Midlands motorway network.



Location

The property occupies a rural position in Over Whitacre, surrounded by the open North Warwickshire countryside. The nearby market town of Coleshill provides a range of everyday shops, services, schools and places to eat, while the wider centres of Birmingham, Coventry, Solihull, Sutton Coldfield and Tamworth are accessible by road. Coleshill Parkway is the nearest railway station, and the location is also convenient for Birmingham Airport, the NEC and connections to the M6 and M42 motorway network.

Travel Distances

Atherstone - approximately 6 miles.

Coleshill Parkway railway station – approximately 3.3 miles

M42 motorway – approximately 7 miles

M6 motorway - approximately 8 miles

Birmingham Airport and the NEC – approximately 9 miles

Sutton Coldfield – approximately 10 miles

Tamworth – approximately 10 miles

Birmingham city centre – approximately 15 miles

Coventry city centre – approximately 11 miles



Accommodation Details - Ground Floor

The front entrance opens into an enclosed porch, which leads into the central hall, where a staircase rises to the first floor. To the right of the hall is a well-proportioned sitting room, featuring a projecting bay window overlooking the grounds. A compact kitchen also adjoins the hall and opens into a central reception room. This reception room has double doors connecting back into the hallway, together with a door to the ground-floor WC and a further door into the spacious second sitting room. The sitting room enjoys an external door opening to the rear.

From the hall, access continues into the substantial living/dining room, a long and adaptable reception space with double doors opening outside. The living/dining room connects with the principal kitchen, which provides fitted units, generous work surfaces and space for a dining table. Exposed ceiling timbers and a second staircase add to the room's traditional character.

Adjoining the main kitchen is a separate pantry, while the neighbouring utility room provides further practical workspace and has its own external door.

Overall, the ground floor offers a highly flexible arrangement of reception, kitchen and service accommodation, with several external access points and considerable scope for refurbishment and reconfiguration. Part of the property has previously operated as a self contained annexe with separate services and could really do so again.



First Floor

The first floor is arranged around a distinctive dog-legged landing, comprising two larger landing areas linked by a connecting passage and served by two separate staircases.

The main landing provides access to bedrooms one, two and four, together with a family bathroom. Bedroom one is a particularly spacious double room with windows to two elevations, two large fitted double wardrobes and a glazed door opening onto a private balcony, from which there are elevated views across the surrounding countryside. Bedroom two is positioned next to bedroom four and benefits from built-in wardrobes, while bedroom four is also a well-proportioned bedroom. The bathroom serving this part of the house is fitted with a bath, shower, wash basin and WC.

The connecting landing continues to bedroom three, a substantial room overlooking the neighbouring fields, together with a four-piece bathroom including shower. The secondary staircase, rising from the principal kitchen, also arrives within this wing and provides an additional route between the two floors.

Overall, the first floor offers four bedrooms, two bathrooms, a private balcony and a flexible two-wing arrangement, with several rooms enjoying far-reaching rural views.





Outside, Gardens & Grounds

The Uplands is approached along a private driveway, leading to the main house and an extensive central yard around which the stables and ancillary buildings are arranged. The property stands within approximately 5.46 acres, with the main residence positioned to overlook its own open grassland. The land appears predominantly level and is well suited to grazing, paddocks or general recreational use, subject to any necessary consents. Mature trees and established boundaries provide a degree of privacy and help create an attractive rural setting.

A particular feature is the substantial range of stables and outbuildings, arranged in a horseshoe configuration around the yard. These include numerous individual stable units together with larger storage, workshop and general-purpose buildings, offering considerable flexibility for equestrian, agricultural, storage or business use.

There is also a detached outbuilding positioned separately from the main range. This offers further potential for use as a studio, office, workshop, leisure space or possible ancillary accommodation, subject to obtaining the necessary planning and building regulation approvals. The grounds also include established garden areas and additional outdoor space around the house, while the wider setting enjoys open views across the surrounding North Warwickshire countryside. Overall, the outside space and buildings form a significant part of the property's appeal and provide extensive scope for restoration, reorganisation and future use.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

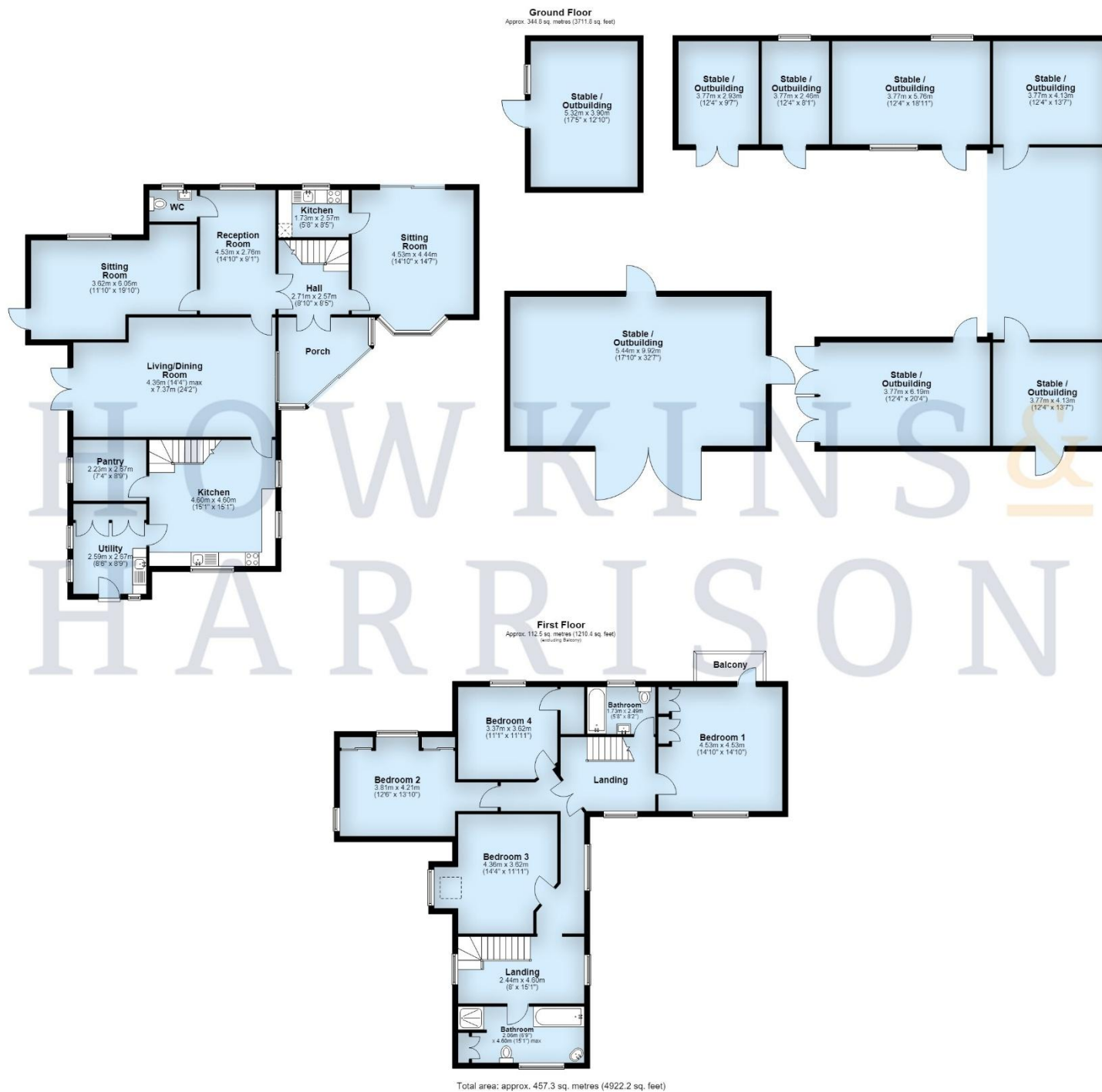


Features

- Substantial rural smallholding requiring restoration
- Set within gardens and grounds totalling 5.46 acres
- Versatile accommodation including four reception rooms
- Four bedrooms and two bathrooms
- Double glazing
- Large, detached outbuilding with possible annexe potential
- Numerous stables & outbuildings
- Predominantly level grassland ideal for paddocks or grazing.
- Long private approach and secluded position
- Potential for equestrian/multigenerational/business use

Agents Comments

The scale and flexibility of The Uplands are its defining features. The main house provides generous accommodation with multiple reception rooms, two kitchens and four bedrooms offering potential for an annexe arrangement, while the detached outbuilding offers clear potential for ancillary, leisure, office or possible annexe use, subject to planning approval. The extensive horseshoe-shaped range of stables and outbuildings further enhances the property's appeal for equestrian, storage, workshop or business purposes. With predominantly level grassland, a private approach and far-reaching rural surroundings, this is a rare project for buyers seeking space, privacy and significant future potential.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1
Open days for viewings – dates to be confirmed

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that mains water and electricity are connected to the property. The central heating is oil fired with a septic tank providing private drainage.

Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

Council Tax

Band - G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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