

SHEPHERD COMMERCIAL

Suite 1B, 1st Floor, The Old Bank House, 50 St Johns Close Knowle, Solihull, West Midlands B93 0JU
Tel: 01564 778890 Email: enquiries@shepcom.com Web: www.shepcom.com

FOR SALE BY PRIVATE TREATY FREEHOLD COTTAGE AND GUEST HOUSE AS A GOING CONCERN



Being
**HILL COTTAGE &
THE HENLEY BOUTIQUE LODGE
LIVERIDGE HILL
HENLEY IN ARDEN B95 5QX**

- Two bedroom private living accommodation
- Four guest rooms contained within separate lodge
- Site area 0.75 of an acre or thereabouts
- Freehold

**PURCHASE PRICE:
OFFERS INVITED BASED ON £750,000
FOR THE FREEHOLD INTEREST AS A GOING CONCERN**

LOCATION

The premises are set within a semi rural location fronting the A3400 at Liveridge Hill, directly opposite the Olde Pound Cafe, being approximately two mile north of Henley in Arden town and four miles south of Solihull town centre.

The premises are well located for access to the Midlands motorway complex via the M40/M42 interchange approximately half a mile distance to the north

All local amenities are within Henley in Arden, including schooling, shopping, transport, etc.

DESCRIPTION:

The accommodation comprises a detached two storey cottage of brick construction, surmounted by a pitched tiled roof and having a flat roof extension located to the rear.

Internally the accommodation briefly comprises if approached from the rear:

Ground Floor

Entrance hall

Utility room

Inner hall

'L' shaped kitchen/ dining area

Private lounge

Master bedroom with en suite bath/shower, W.C.

First Floor

Two further bedrooms

Landing

Storage

W.C.



The guest accommodation is contained within separate external lodges and trades as The Henley Boutique Lodge. Each of the four lodges are of double bedroom sizes, each with en suite bathroom/shower room facilities.

Lodge No. 1 is a single storey building of brick construction, surmounted by a pitched tiled roof, with rendered external elevations. This lodge provides a double bedroom which can be converted in to triple room together with en suite shower/W.C.

Lodges No. 2, 3 and 4 are all double bedrooms with en suite shower/W.C.s' and have a covered walk way providing access overlooking the rear gardens. There is also a covered external seating area.



The remainder of the site is a lawned rear garden with mature boundary hedges and a gravel driveway to the road frontage also containing a large timber storage shed.

ACCOMMODATION:

Hill Cottage

Ground Floor

Entrance hall

Utility Room - having a quarry tiled floor

Inner hall

Kitchen/living room - 11ft 6' x 9ft 3' plus 9ft 2' x 18ft 6'

Having high gloss white fitted cupboards with black work tops, the walls and ceilings are half timbered, windows are double glazed and lighting is by way of feature spot lights.

Private lounge - 19ft 6' x 12ft 4'

With inglenook fireplace, half timbered ceiling

Front entrance porch way

Master bedroom - 11ft 7' x 17ft 8' together with dressing area 11ft 2' x 7ft

En suite shower/W.C.

French doors to rear gardens

The en suite bath/shower is fully tiled with large walk in shower, bath with mixer taps, low flush suite and pedestal wash hand basin, heated towel rail.

First Floor

Landing with storage cupboard

W.C. with basin vanity unit

Bedroom 1 - 10ft 8' x 8ft 9'

Having dual aspects with double glazed window units.

Bedroom 1- 10ft 6' x 9ft 2' maximum.

Lodge Accommodation

Lodge 1

Bedroom - 15ft 2' x 8ft 6'

En suite shower/W.C.

Double glazed window units, feature lighting, walk in shower, W.C. two wash hand basins, fully tiled.

Lodges 2, 3 & 4

Bedroom – 9ft 3' x 11ft

En suite shower/W.C. in each room

Fitted wardrobe, double glazing and feature lighting



Linen cupboard

Store cupboard

Covered seating area

Timber storage sheds

Large gardens

External sauna

BUSINESS:

The accommodation is currently let on a room only basis at a tariff of £110 per night. As previously mentioned above there are currently four letting lodges and it is possible that the master bedroom within the main house could be converted to additional letting accommodation, dependent on the family size of the owner occupier

TENURE:

Freehold

DEMISE:

As indicated within the attached plan.

RATING ASSESSMENTS:

The guest house has a rateable value of £3,600

SERVICES:

We understand all mains electricity, water is provided with drainage to a Conder ASP Diamond Sewage treatment plant. The premises have central heating provided in part.

PURCHASE PRICE:

Offers invited based on £750,000.

VAT:

Prices quoted and subject to VAT where applicable.

VIEWING:

Strictly by appointment with the sole Agents.

Shepherd Commercial – 01564 778890.

Special Note: On acceptance of any offers a non-returnable deposit of £500 + VAT must be paid to cover any abortive legal costs should a purchaser/tenant not proceed to completion.

E-mail: enquiries@shepcom.com

Fax: 01564 739439

Web Site: www.shepcom.com

Shepherd Commercial for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither Shepherd Commercial nor any person in their employment has an authority to make or give any representation or warranty whatsoever in relation to this property.



Promap
 LANDMARK INFORMATION GROUP

Disclaimer: Survey © Crown Copyright 2018. All rights reserved.
 Licence number: 10002512. Printed date: 1/2018