



PACKINGTON
ESTATE

TO LET

UNFURNISHED DETACHED FARMHOUSE



**HOME FARMHOUSE
PACKINGTON PARK
MERIDEN
CV7 7HF**

- ★ **4 bedrooms**
- ★ **Dining kitchen**
- ★ **4 reception rooms**
- ★ **Rural location**
- ★ **£2,400 pcm**

Packington Hall
Meriden
Warwickshire CV7 7HF
T: 01676 522020
packingtonestate.co.uk



Directors
Lord Aylesford, Lord Guernsey, Lady Guernsey,
B. Gray BSc (Hons), MSC (Hons), MRICS (Agent),
N. Barlow BSc (Hons) FRICS FAAV

Packington Estate Enterprises Ltd. Registered in England No. 2377594
Registered Office: Packington Hall, Meriden, Warwickshire CV7 7HF



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LOCATION

Home Farmhouse is located in the rural Packington Estate and is surrounded by Estate parkland and woods. The property is approximately 10 minutes drive from Meriden Village and Coleshill Town Centre, the M6, M6 Toll and M42 motorways and Birmingham International Airport, Railway Station and the N.E.C. Meriden Village provides local amenities - shops, primary school, library, doctors surgery etc.

DESCRIPTION

The farmhouse is of brick construction with a tiled roof and briefly comprises four reception rooms, dining kitchen, separate dining area and downstairs shower room, four first floor bedrooms and a family bathroom. Heating is by way of an oil fired central heating system. The property is mostly double glazed (except where stated).

GROUND FLOOR

Entrance Hall

UPVc double glazed door leading into the hallway with laminate flooring and radiator and useful understairs storage cupboard.



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Doors off to:

Reception room 1 6.101m x 3.621m (max) (20' x 11'10" max)

This room has an open fire, new carpet, radiator, windows to front and side elevations and french doors leading out to the rear garden



Reception room 2 6.095 x 3.335m (max) (19'11" x 10'11" max)
Dual aspect room with new carpet and radiator.





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Door leading to:

Dining kitchen 5.220m x 3.748m (max) (17'1" x 12'3" max)

Farmhouse style kitchen with new freestanding electric range oven and new vinyl flooring and windows to 3 elevations.





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Door to:

Dining area/utility 7.435m x 5.059m (max) (24'4" x 16'7" max)
New vinyl flooring, Belfast sink, worktop and plumbing for washing machine



Doors leading off to:

Shower room With shower cubicle, Triton T70 shower, wc and wash hand basin.

Reception room 3 3.593m x 2.928m (max) (11'9" x 9'7" max)
With door out to rear garden, single glazed window, new carpet and radiator.





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Step down to interlinking:

Reception room 4 3.536m x 2.926m (max) (11'7" x 9'7" max)
New carpet, radiator and secondary glazed window.

FIRST FLOOR

Bedroom 1 3.332m x 3.090m (max) (10'11" x 10'1" max)
Double glazed window to rear elevation, new carpet and radiator.



Bedroom 2 2.748m x 2.877m (max) (9' x 9'5" max)
Double glazed window to front elevation, fitted cupboards, new carpet and radiator.





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Bedroom 3

2.347m x 2.909m (max) (7'8" x 9'6" max)

Double glazed window to rear elevation, fitted cupboard, new carpet and radiator.

Bedroom 4

3.662m x 3.622m (max) (12' x 11'10" max)

Double glazed windows to front and side elevations, new carpet and radiator.



Bathroom

With fitted corner bath, w.c., and wash hand basin new Georgian parquet flooring

GARDEN





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GENERAL INFORMATION

Rent	£2,400 pcm payable monthly in advance. The property is to be offered to be let on an Assured Shorthold Tenancy, subject to satisfactory references
Holding Deposit	A holding deposit of £553 will be required when applying for the property. If an application is accepted then this sum will form part of the Full Deposit payable.
Full Deposit	<p>A sum equal to 5 weeks rent will be payable 3 days prior to commencement of the tenancy ie £2,765 (to include the £553 referred to above).</p> <p>The first month's rent is also payable upon commencement of the tenancy.</p>
Services	The property has an oil fired boiler with radiators to all the main rooms. The property is on mains water and private drainage.
Council Tax	Payable to North Warwickshire Borough Council. Valuation Band E.
Viewing	<p>Strictly by prior appointment with Packington Estate office;</p> <p>Contact: Gail Hinckes</p> <p>Tel no: 01676 526716</p> <p>Email: gail@packingtonestate.co.uk</p>

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 not that any services or facilities are in good working order. Prospective Tenants should satisfy themselves as to the condition and details generally.
- v) Any photographs show only parts and aspects of the property at the time when the photographs were taken. These may have changed and it should not be assumed that the property remains precisely as displayed. Furthermore, no assumption should be made in respect of parts of the property which are not shown in the photographs.
- vi) Descriptions of a property are inevitably subjective and descriptions contained herein are used in good faith as an opinion and not by way of a statement of fact.
- 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 (EPC)

Home Farm Packington Park Meriden COVENTRY CV7 7HF	Energy rating E	Valid until: 25 January 2032 <hr/> Certificate number: 2109-3012-2209-9612-9204
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Property type Detached house

Total floor area 178 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Roof	Flat, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 261 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,775 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £431 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 30,596 kWh per year for heating
- 2,789 kWh per year for hot water

Impact on the environment

This property's current environmental impact rating is F. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 12.0 tonnes of CO₂

This property's potential production 6.3 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£77
2. Internal or external wall insulation	£4,000 - £14,000	£187
3. Floor insulation (solid floor)	£4,000 - £6,000	£121
4. Solar water heating	£4,000 - £6,000	£46
5. Solar photovoltaic panels	£3,500 - £5,500	£343
6. Wind turbine	£15,000 - £25,000	£695

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	James Lee
Telephone	0121 308 8781
Email	james-lee1@sky.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019653
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	20 January 2022
Date of certificate	26 January 2022
Type of assessment	RdSAP
