



PACKINGTON
ESTATE

Property

**TO LET
UNFURNISHED DETACHED FARMHOUSE**



**WARREN FARMHOUSE
KINWALSEY LANE, MERIDEN, COVENTRY CV7 7HT**

- **Rural location**
- **6 bedrooms (2 interlinking) and 3 reception rooms**
- **Good sized garden**
- **Available immediately**
- **Rent £2,500 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),
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Packington Estate Enterprises Ltd. Registered in England No. 2377594
Registered Office: Packington Hall, Meriden, Warwickshire CV7 7HF



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LOCATION

Warren Farmhouse is located at the heart of the Packington Estate, north of the A45 and yet it is within approximately 5 minutes drive from the centre of Meriden Village and 10 minutes drive from the M6 and M42, Birmingham International Airport, Railway Station and the N.E.C.

DESCRIPTION

The detached 17th Century farmhouse is of brick construction and tiled roof with an oil fired central heating system. The property is surrounded by open countryside and is accessed via a gated driveway with parking for up to 3 cars. In addition, there are 3 outbuildings of brick construction with tiled roof. One of the outbuildings has previously been used as a utility room as it has plumbing for a washing machine and the other used as a wood store.

The accommodation comprises, on the ground floor; 3 reception rooms, fitted kitchen and shower room. On the first floor there are 4 bedrooms and family bathroom. The second floor has 2 further interlinking rooms.

GROUND FLOOR

Entrance Porch Reception room 1

leading to:

4.767m (15'6") max x 4.118m (13'5") max

With feature solid timber fire surround over a cast iron inset fireplace, tiled flooring and double radiator. Windows to the front and side elevations overlooking the main garden area.



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Reception Room 2 4.815m (15'7") max x 3.69m (12'1") max

With large sandstone fireplace, two windows looking onto the front drive and farmyard. The ceiling has exposed timber beams in keeping with the period of the property.



The inner hallway from reception room 2 leads to:-

Kitchen

4.18m (13'10") max x 2.35m (7'8") max

With fitted floor and wall mounted Shaker style kitchen units and black onyx worktop and inset stainless steel sink with mixer tap. There is an integrated Indesit electric oven and Bosch electric hob. The rear kitchen door leads out to the rear porch and patio.





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Dining Room

4.064m (13'3") max x 4.246m (13'9") max

With a large Inglenook fireplace and windows looking onto the main garden and patio at the rear of the property. The ceiling has exposed timber beams in keeping with the period of the property



Shower Room

With enclosed shower cubicle, fitted vanity sink unit and wc.

There is a cellar which is accessed off the inner hall.

FIRST FLOOR

Landing with radiator leading to:-

Bedroom One

4.90m (16'1") max x 2.00m (6'6") max

With window to the rear elevation and double radiator.

Bedroom Two

3.77m (12'3") max x 4.26m (14') max

Windows to the front elevation, double radiator and useful storage cupboard.





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Bedroom Three

4.14m (13'6") max x 4.21m (12'2") max

With windows looking to the garden, double radiator and a useful walk-in cupboard/store



From the inner hallway, steps lead down to:-

Bedroom Four

5.26m (17'2") max x 4.44m (14'5") max

Exposed timber beams and windows looking onto the rear patio and main garden with a view of the open fields at the rear of the property. Double radiator.





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Bathroom

3.10m (10'1") max x 2.38m (7'8") max

Matching suite comprising of bath, low flush wc and fitted vanity sink unit.

Stairs from the first floor landing leading to:-

SECOND FLOOR/ATTIC

Bedroom five

5.23m (17'2") max x 3.34m (10'9") max

With window to side elevation, a spacious storage cupboard and double radiator



A connecting door leads to:-

Bedroom six

4.18m (13'7") max x 3.53m (11'6") max

With window looking over the garden, carpeted and a double radiator





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EXTERNAL



GENERAL INFORMATION

The property is to be let by way of an Assured Shorthold Tenancy, subject to satisfactory references.

Rent	£2,500 pcm exclusive of all outgoings.
Holding deposit	A Holding Deposit being the equivalent of one week's rent is payable when applying for the property ie £576. This sum will form part of the Full Deposit payable once an application is complete.
Full Deposit	A sum equal to 5 weeks rent will be payable 3 days prior to commencement of the tenancy ie £2,880 (to include the £576 Holding Deposit referred to above). The first month's rent is also payable upon commencement of the tenancy.
Services	The property is served by mains water and electricity and has oil fired central heating system. Drainage is to a septic tank.
Local Authority	North Warwickshire Borough Council
Council Tax	Valuation Band G



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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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Energy performance certificate (EPC)

Warren Farm House
Kinwalsey Lane
Meriden
COVENTRY
CV7 7HT

Energy rating

E

Valid until:

16 July 2028

Certificate
number:

0664-2837-6834-9498-2005

Property type

Detached house

Total floor area

228 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 energy rating is E. It has the potential to be B.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), 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 243 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,944 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 £810 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 39,429 kWh per year for heating
 - 3,540 kWh per year for hot water
-

Impact on the environment

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

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

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 15.0 tonnes of CO₂

This property's potential production 5.5 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.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£349
2. Internal wall insulation	£4,000 - £14,000	£301
3. Floor insulation (solid floor)	£4,000 - £6,000	£62
4. Solar water heating	£4,000 - £6,000	£31
5. Replacement glazing units	£1,000 - £1,400	£66
6. Solar photovoltaic panels	£5,000 - £8,000	£292
7. Wind turbine	£15,000 - £25,000	£592

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Warm Homes Local Grant \(www.gov.uk/apply-warm-homes-local-grant\)](http://www.gov.uk/apply-warm-homes-local-grant)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)

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	13 July 2018
Date of certificate	17 July 2018
Type of assessment	RdSAP
