



**PRELIMINARY DETAILS**

**FREEHOLD RESIDENTIAL RESIDENCE/DEVELOPMENT OPPORTUNITY**

**KERESLEY HOUSE**

**Tamworth Road | Keresley | Coventry | CV7 8JG**

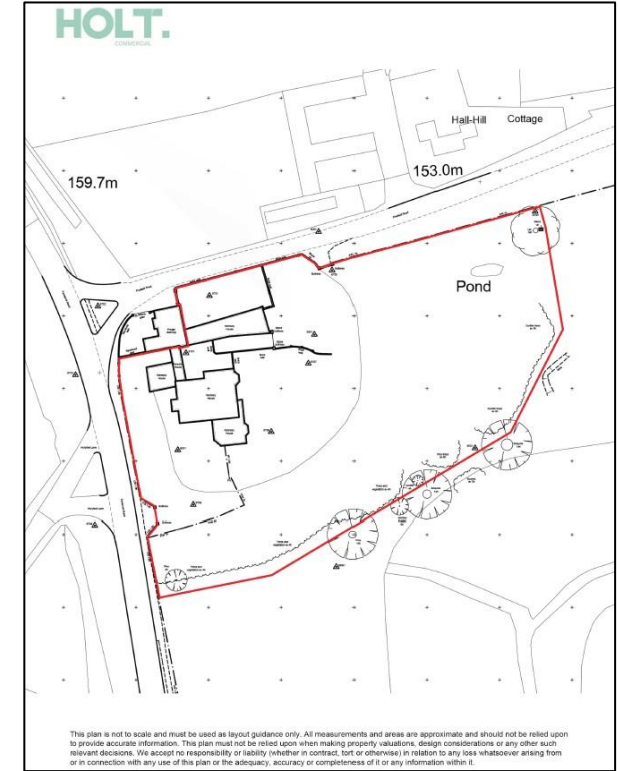
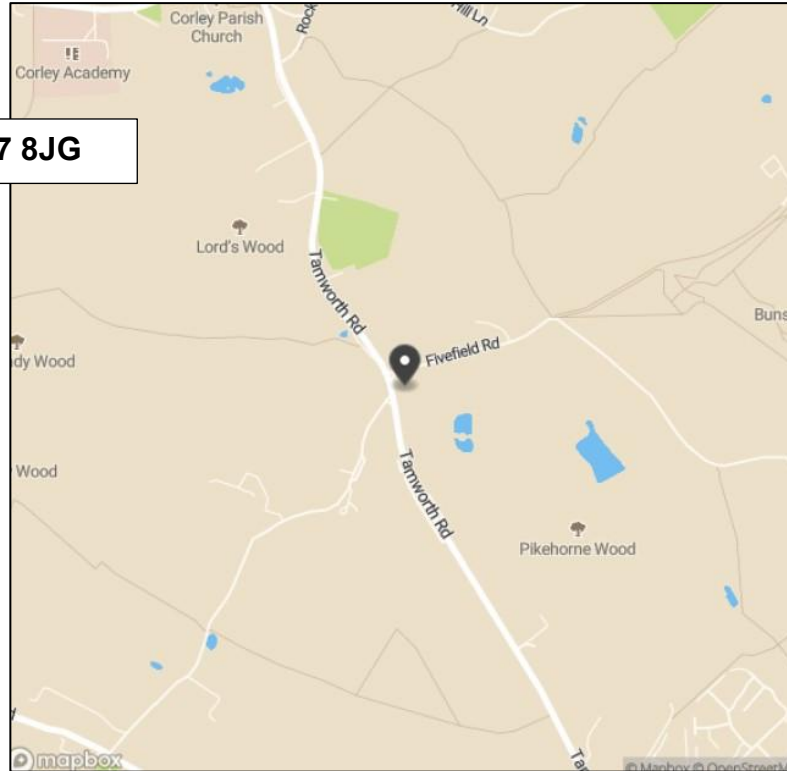
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COMMERCIAL

# FEATURES

## Location

Keresley House is an impressive period residence steeped in history, set along Tamworth Road in Keresley, which is one of Keresley's most desirable addresses, combining the tranquility of a semi rural setting with excellent access to nearby towns and cities. Set on the northern edge of Coventry, the area enjoys a leafy, countryside feel, surrounded by open fields, woodland walks and traditional Warwickshire villages, while still being only a short drive from the city centre. Residents enjoy a strong sense of community and access to beautiful outdoor spaces such as Coundon Wedge and Allesley Park, ideal for walking, cycling and family days out. Nearby Meriden and Fillongley offer charming pubs and local dining options, while Coventry's vibrant city centre provides shopping, theatre and cultural attractions just a few miles away.

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- Georgian residence spanning approx 8,265 sq ft
- Additional self contained, two bedroom apartment
- Out buildings and Coach House
- Distinguished period features
- Prestigious Tamworth Road setting
- No upward chain
- Outstanding redevelopment potential - ideal for conversion to luxury apartments, boutique care home or premium office accommodation, Subject to Planning
- Set within circa 3 acres of mature landscaped grounds, believed to have been influenced by Sir Joseph Paxton



## Description

Believed to date from the late 18<sup>th</sup> Century, the property displays elegant Georgian proportions complemented by later Victorian additions, creating a captivating blend of architectural styles. Its original brickwork, tall sash windows and ornate cornicing speak to the grandeur of its past, while the courtyard layout and outbuildings add both charm and versatility.

Set within approx three acres of grounds, the main house extends to around 8,265 sq ft across three floors and a basement, providing five reception rooms and five bathrooms, along with a large dressing room. The fabric of the building retains a wealth of period detail, including decorative plasterwork, ceiling roses and fine sash windows, a testament to its enduring presence within the Keresley landscape.

Beyond its historical significance, Keresley House offers remarkable scope for transformation. Its substantial scale, architectural character and generous grounds create an exceptional opportunity to restore and reimagine the property as a grand family home or to redevelop it for alternative purposes (subject to the necessary consents). Potential future uses might include conversion into luxury apartments, a boutique care home or distinctive commercial premises, making the most of its impressive proportions and prestigious setting.

### Ground Floor

The symmetrical Georgian façade opens to a striking entrance hall, where Victorian geometric black and white floor tiles and a sweeping curved staircase with polished wood handrail and iron balustrades immediately set the tone. The ground floor offers five elegant reception rooms, including two magnificent front rooms of Regency scale with near full height sash bay windows. Additional spaces include a kitchen, pantry, laundry room and guest cloakroom.

### First Floor

Upstairs, a grand landing leads to three spacious bedrooms, one with an en suite and dressing room, along with two bathrooms, a shower room and a separate WC.

### Second Floor

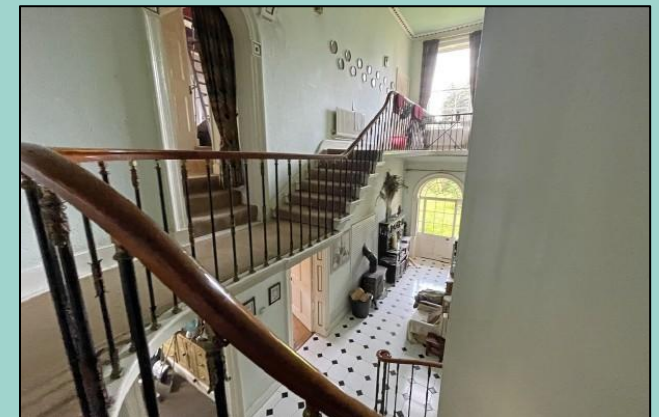
The second floor features a further three large bedrooms, a storage room and a bathroom, while a self contained, two bedroom apartment with separate access provides additional flexibility.

### Basement

Expansive basement with arched chambers providing versatile storage and redevelopment potential.

### Outside Spaces

The grounds, believed to have been designed by Sir Joseph Paxton, feature sweeping lawns, mature trees and planting, a grotto and an rockery. A traditional courtyard, finished with mellow brick paving, decorative ironwork and red timber doors, leads to the former coach houses with their own gated entrance, car park and additional stores, all offering excellent potential for sympathetic conversion or adaptive reuse.





Layout Plan



## Anti Money Laundering Regulations

To comply with our legal responsibilities for Anti Money Laundering, it will be necessary for the successful party to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the lessee/purchaser.

## Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

## Further Information

Should you require further information or wish to arrange to view please contact the sole agents:

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