



**Rainbow Stables, Harriotts Hayes Lane, Codsall Wood,
Wolverhampton
£595,000**



5 bedroom cottage for sale

We are delighted to bring this rare to the market equestrian property -" Rainbow Stables Stud" which is for sale via private treaty with a full upfront legal pack and a level 3 homebuyers survey for a swift conveyancing process and genuine peace of mind.

The property will be immediately vacant upon completion as no chain.

It offers approx 11 acres of well fenced good pasture land, ideally suited for equestrian use with 11 large loose boxes within an Agricultural barn.

An outdoor arena with a generous size of approx 30m x 60m combined with a sand and rubber surface at present ,but will need rejuvenating in due course to bring back to current standard.

The property has its own easy private access via a good gravel driveway into the yard , but then a secondary access is available just off the yard but is currently not in daily use.

There is ample parking for various vehicles .

The Agricultural Barn is secured via a roller shutter door, which then leads to the current accomodation comprising of 2 double bedrooms ,one with a modern en-suite.

A separate full white suite bathroom is also situated downstairs.

The lounge is of a good size combined with that all important log burner situated in the corner, working most effectively at this time of year.

There is a separate fitted kitchen with all current appliances in situ and an inernal door leading out to the internal stables for immediate easy access.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

