



GODFREY-PAYTON  
CHARTERED SURVEYORS



LETTINGS



£1,900 Per month

Alton Hall Farm, 2 Washbrook Lane, Allesley, Coventry, West Midlands, CV5 9DN

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A stunning, newly renovated, three-bedroom semi-detached period home with offroad parking.

Located in the West Midlands countryside with private gardens, this property provides amazing countryside views whilst being well located for easy access to major local towns. It benefits from easy access to the A45, M6 and Coventry railway station, with a commute to London in around an hour.

Available from 1st May 2026.

## Location

The property is situated just outside the village of Allesley, in a rural setting down a private driveway.

Coventry (4 miles), Birmingham (14 miles), Rugby (15 miles), and Leicester (24 miles) are all just a short drive with public houses, hotels, shops, garages, primary schools and secondary schools with both state and private options. The property is also less than 5 miles from Coventry train station, which has direct lines to London, Birmingham and Manchester.

## Ground Floor

The property has an entrance hall leading into a sitting room, dining room, kitchen, utility room, WC, shower room and large walk-in cellar.

## First Floor

Upstairs there are three bedrooms and a family bathroom.

## Outside

The property benefits from secure parking and a private garden enclosed by walls and fences. Access to the front garden can be gained via the house and has a spectacular view overlooking farm land. An additional paddock may be included by separate negotiation.

## Services

The property is connected to mains electricity and water. The property and water are heated by oil.

## EPC

EPC Rating D

## Council Tax

Council tax band (Coventry City Council) - F

## Terms

The property is to be let on an assured shorthold tenancy agreement.

## Responsibilities

**Tenant** Internal decoration, minor repairs, garden maintenance, heating, lighting, water, telephone, and all household bills and council tax.

**Landlord** Repair of main structure, external decoration and insurance of building (excluding contents).

## Deposit

A Holding Deposit equivalent to one week's rent will be required prior to satisfactory references being sought for the tenancy and if successful this will contribute towards the first month's rent.

Once successful, the in-going tenant will be required to pay a Tenancy Deposit equivalent to five weeks' rent prior to the tenancy agreement commencing. This will be held for use against damage or failure to meet the terms of the tenancy agreement. The deposit is held in a non-interest bearing account. Godfrey-Payton Chartered Surveyors are a member of the Tenancy Deposit Scheme. An explanatory leaflet and all other information will be given to the successful tenant.

## Applications

Applications will be via Godfrey-Payton following an internal inspection of the property by the prospective tenant and satisfactory references being obtained.

## Credit References and Deposit

Prospective tenants will be required to pay a holding deposit (one weeks rent) and complete a credit referencing application. Prior to taking occupation of the property you will be required to pay a deposit of five weeks rent and the first months rent in advance (minus the holding deposit).

## Directions

