



Smiths  
your property experts

# Red Lion Court

## Pinwall

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- Exclusive development of five detached family homes
- Located in the charming and rural village of Pinwall
- Four exceptional new homes and the conversion of a pub
- Each property will have private parking and garages
- Generous four and five bedroom layouts
- Private gardens and beautiful views of the countryside
- Impressive ECO credentials including Air Source heating
- Prices to be announced soon and will start at £600,000

### General Description

Smiths Property Experts are favoured with instruction to market this exclusive and exciting development of five bespoke family homes in the charming and rural village of Pinwall. The site, which was historically a well-known local pub, is being converted into residential detached properties. The development will consist of four exceptional new homes as well as the sympathetic conversion of the original pub building. Each property will come with private parking, garages, gardens, and beautiful views of the surrounding countryside. The prices for these homes will be announced shortly and will start at £600,000.

### Specification

The properties offer generous living space and impressive ECO credentials, including Air Source heating, underfloor heating throughout, solar panels, MVHR air recirculation and a rainwater harvesting system. There is also a provision for a battery store should a purchaser wish to add one.

### Location

Pinwall is a charming rural village situated close to the desirable areas of Sheepy Magna, Twycross and Market Bosworth, as well as the market town of Atherstone. The village boasts excellent transportation links to nearby cities like Birmingham, Derby, Nottingham, and Leicester, with Atherstone station just 2 miles away offering a direct line to London St Pancras. Additionally, Birmingham and East Midlands airports are conveniently located within 20-25 miles. The local area offers a fantastic selection of state and independent schools.

### To Enquire

Please register your interest with Smiths Property Experts by calling (01509) 278842.

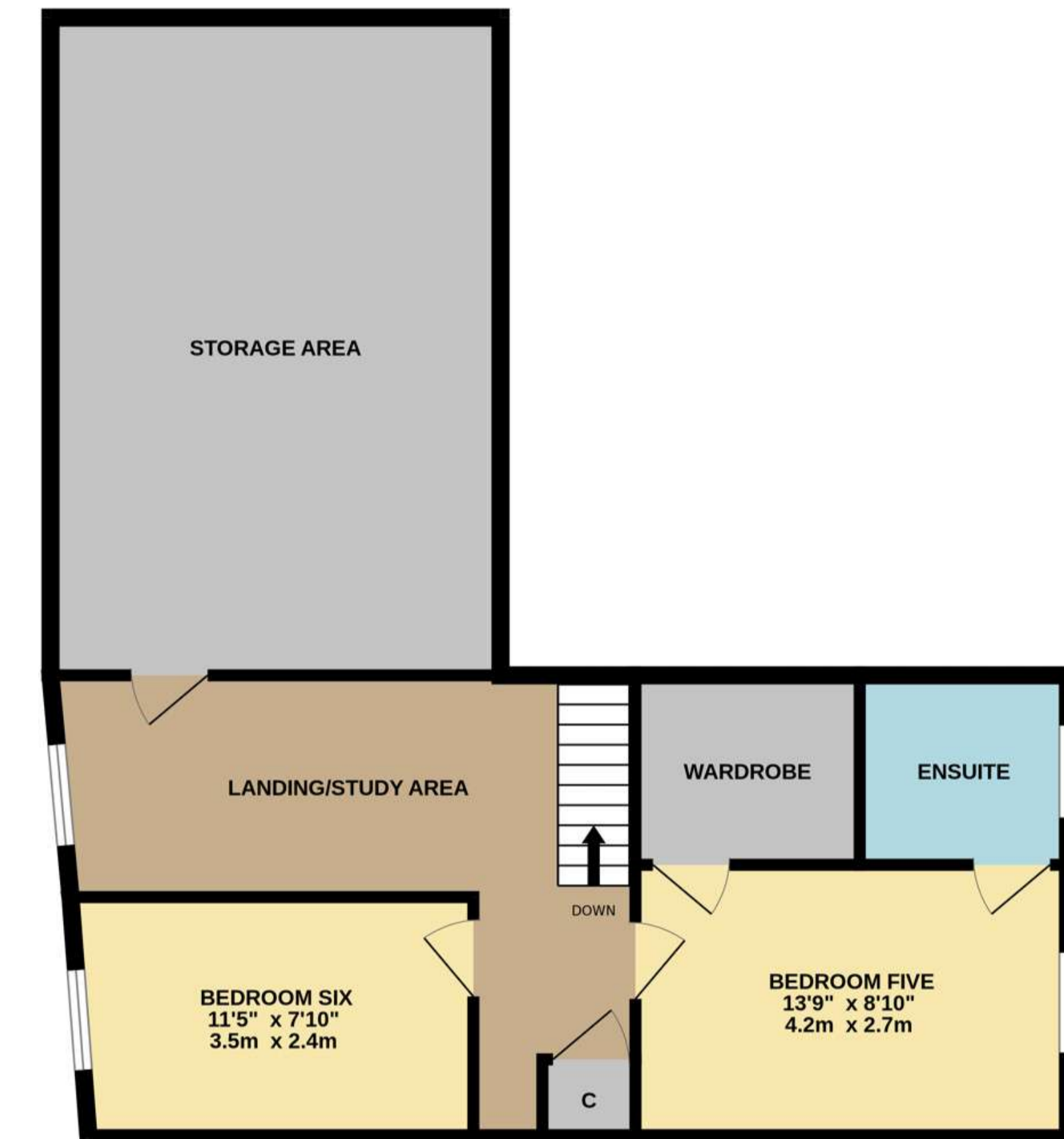
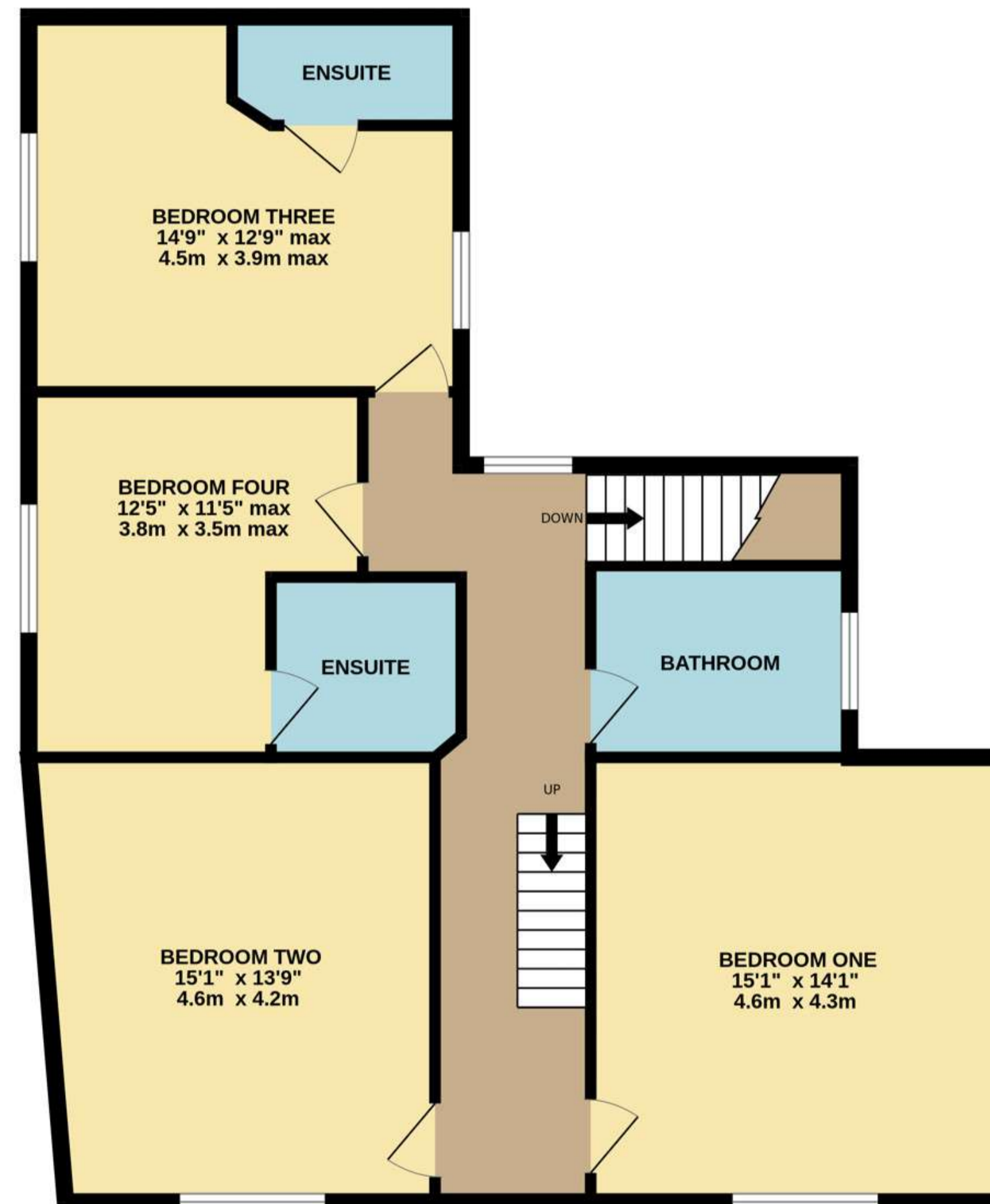
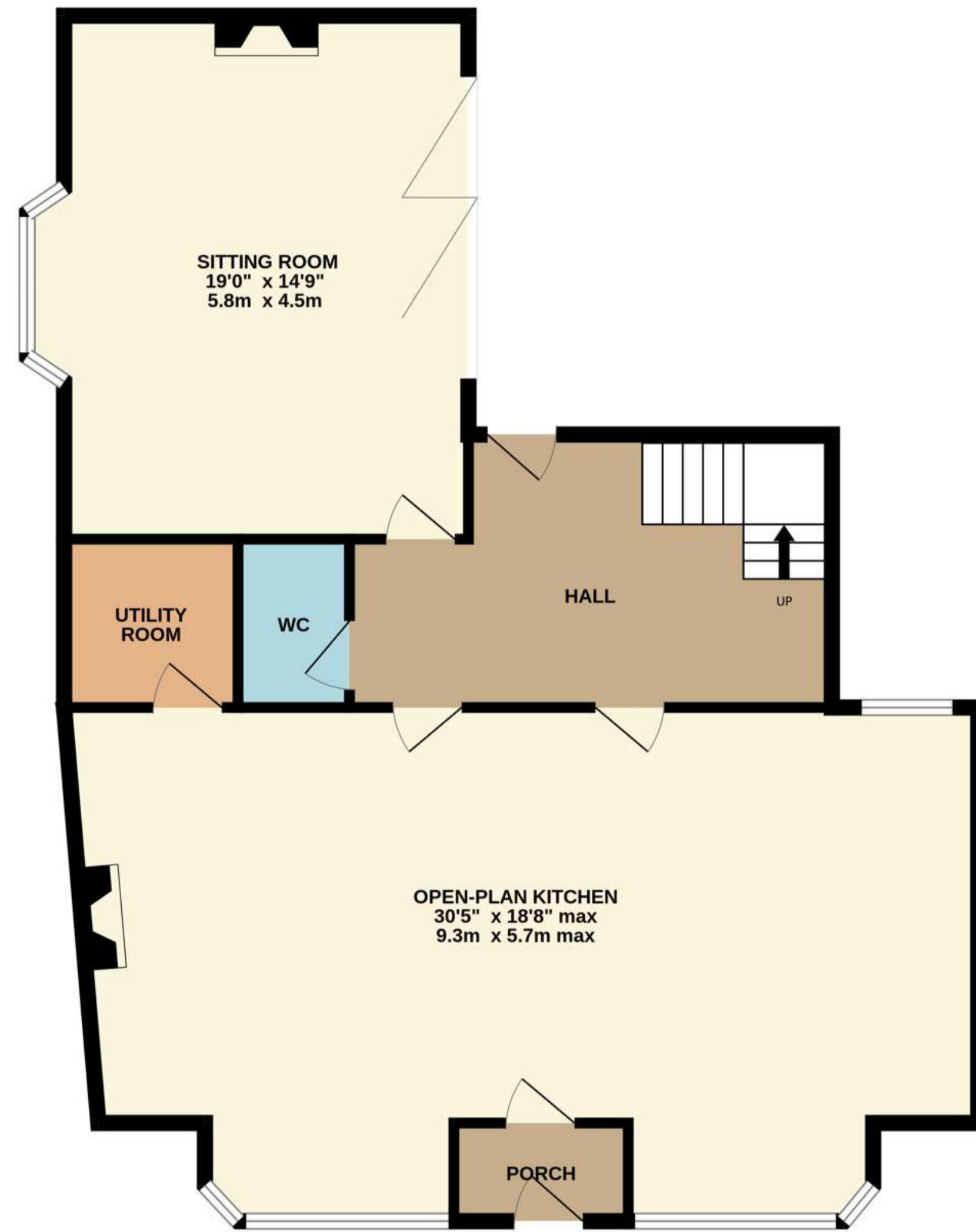
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# Plot 1

A detached property with six bedrooms, four bathrooms, and two reception rooms, including a vast open-plan kitchen. The gross floor area measures approximately 2,500 square feet.



# Plot 1 Floorplan



TOTAL FLOOR AREA : 2499 sq.ft. (232.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

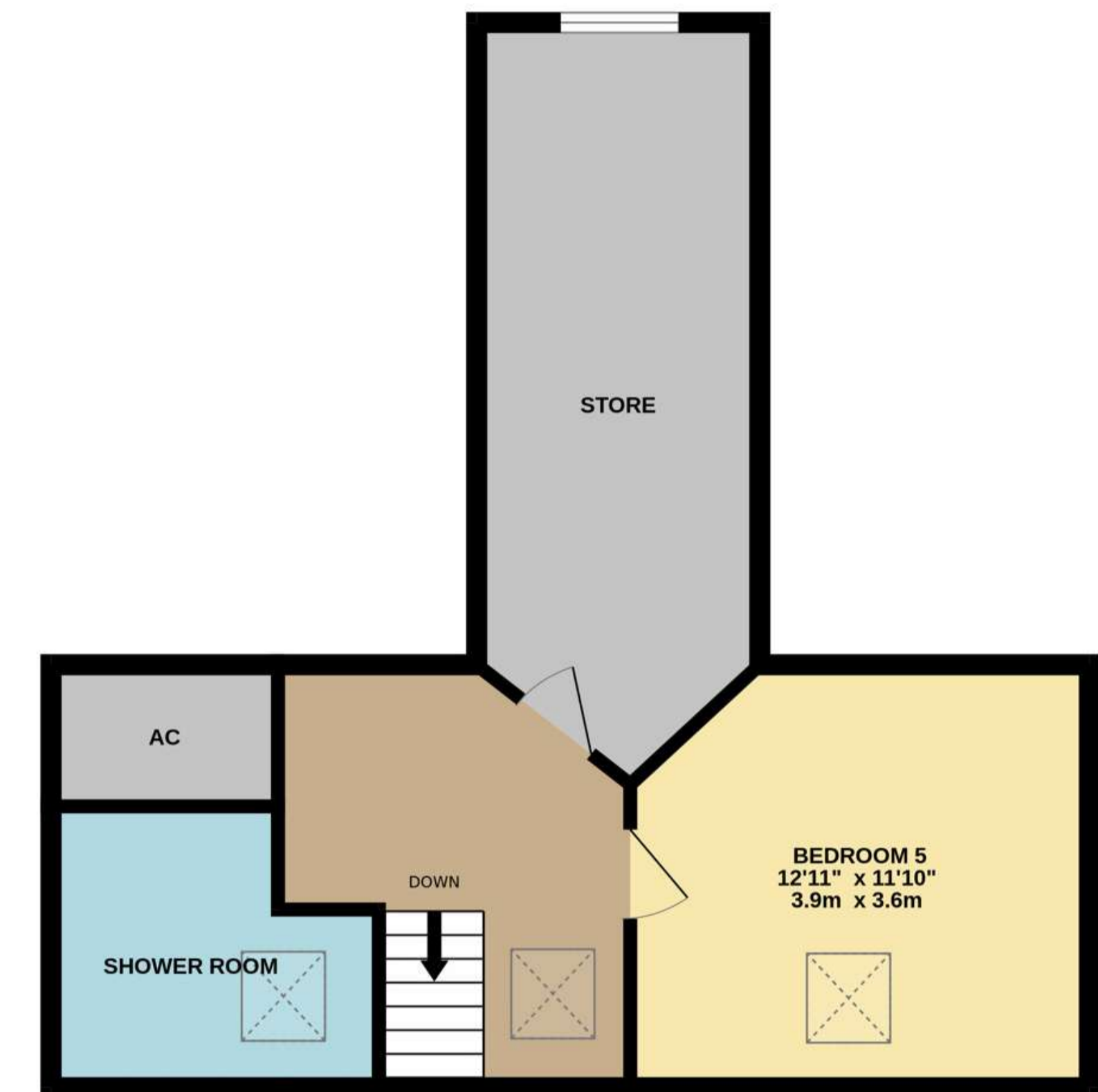
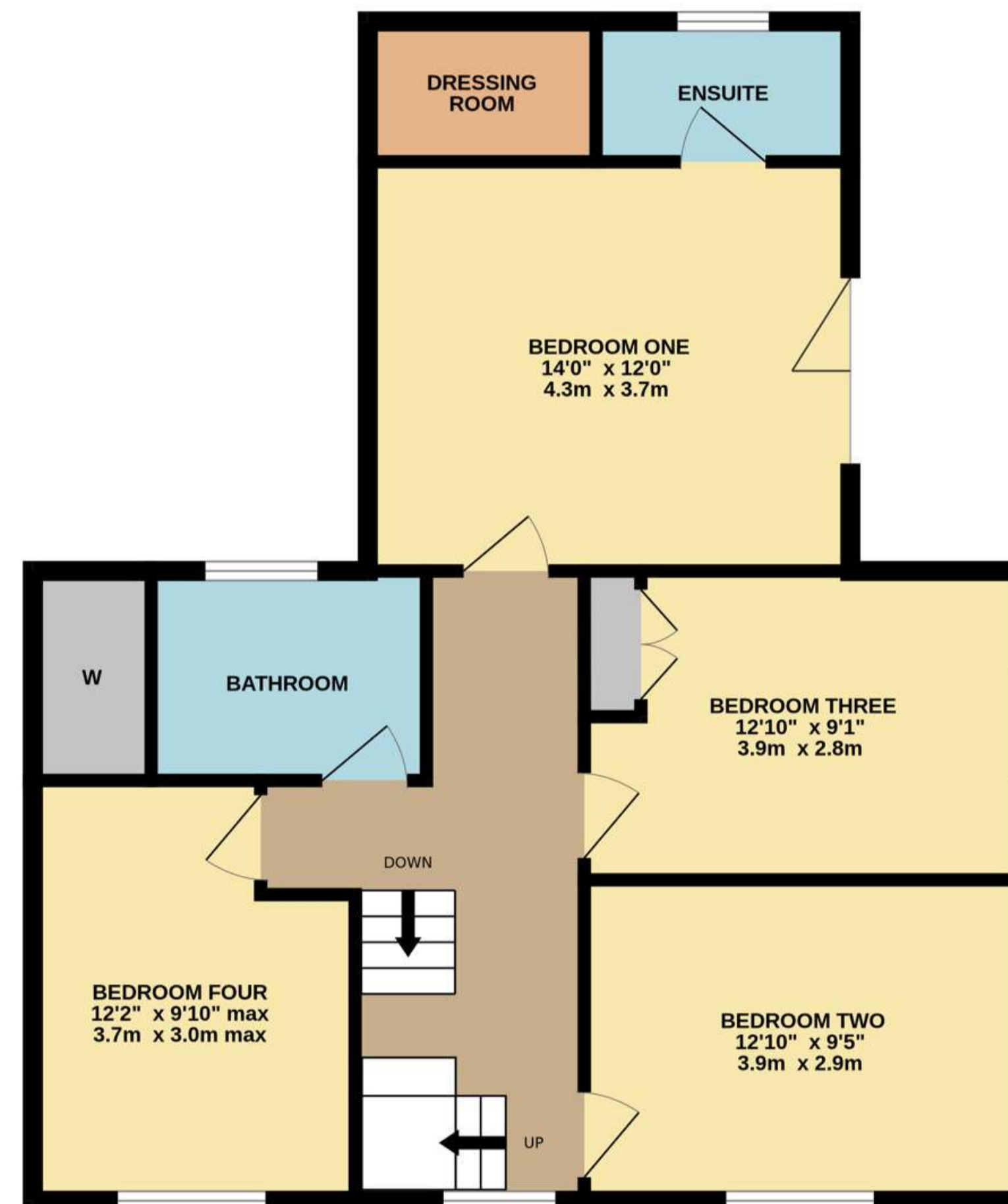
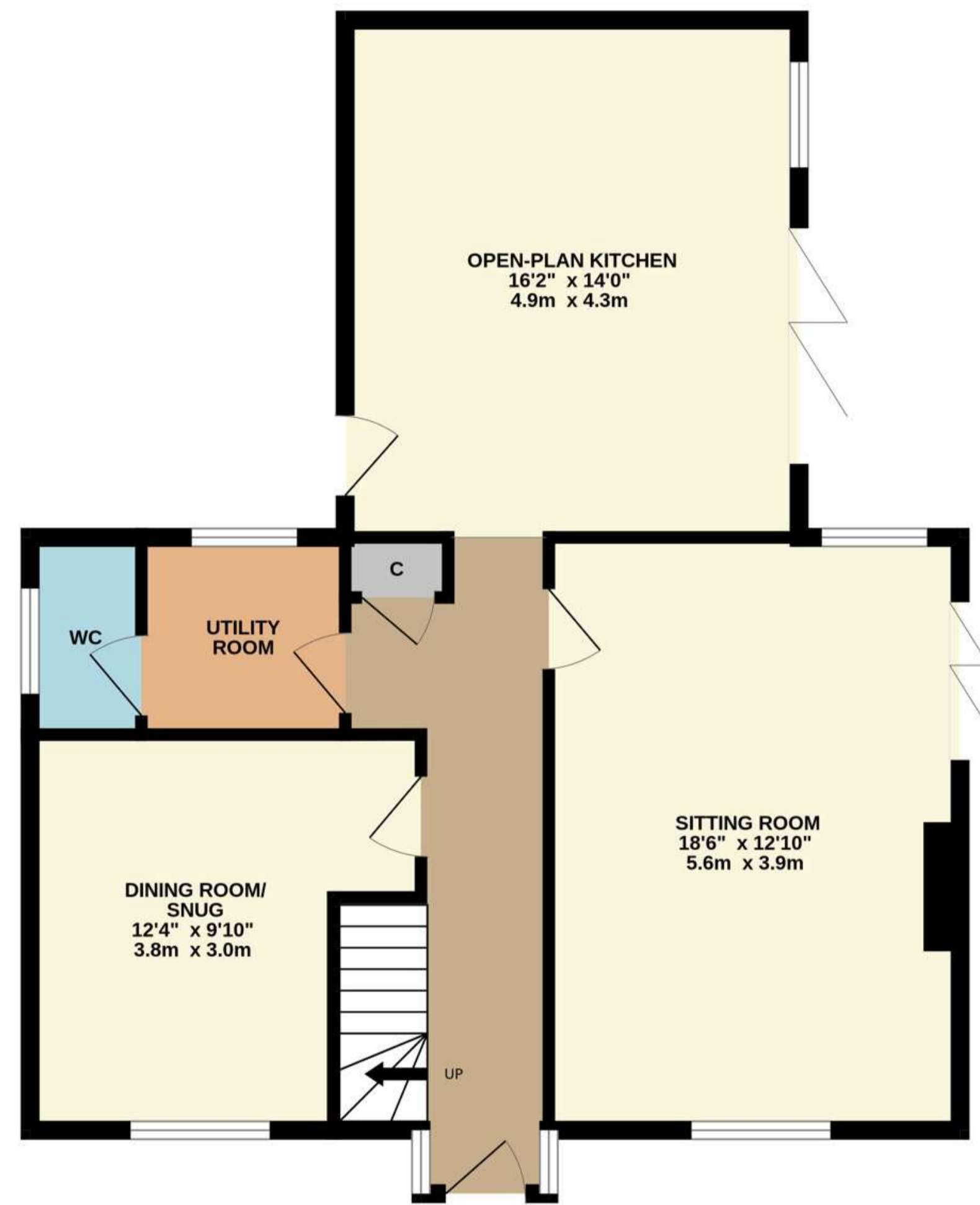
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# Plot 2

A detached property with five bedrooms, three bathrooms, and three reception areas, including an open-plan kitchen. The gross floor area measures approximately 2,100 square feet.



# Plot 2 Floorplan



TOTAL FLOOR AREA : 2100sq.ft. (195.1 sq.m.) approx.

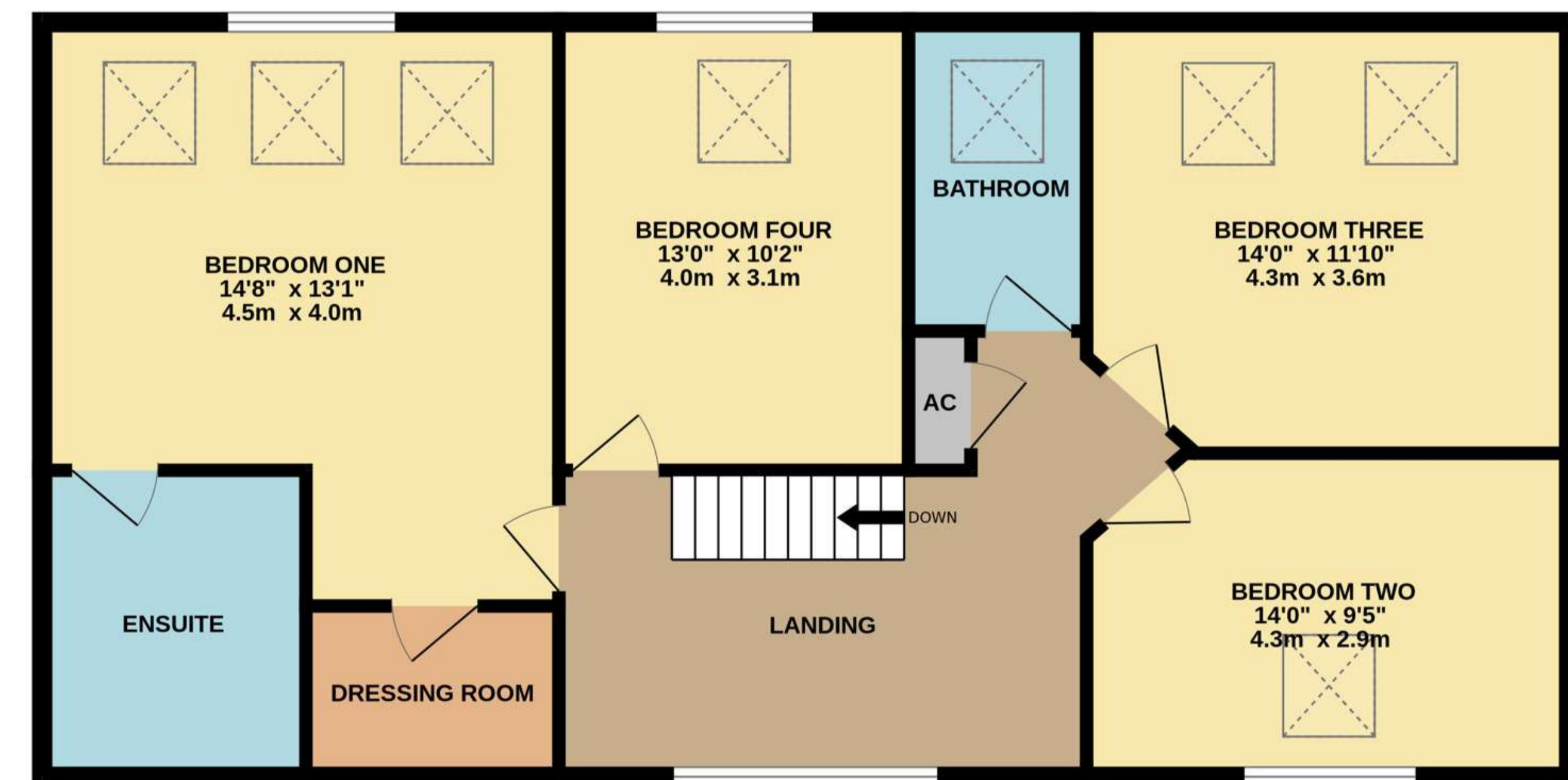
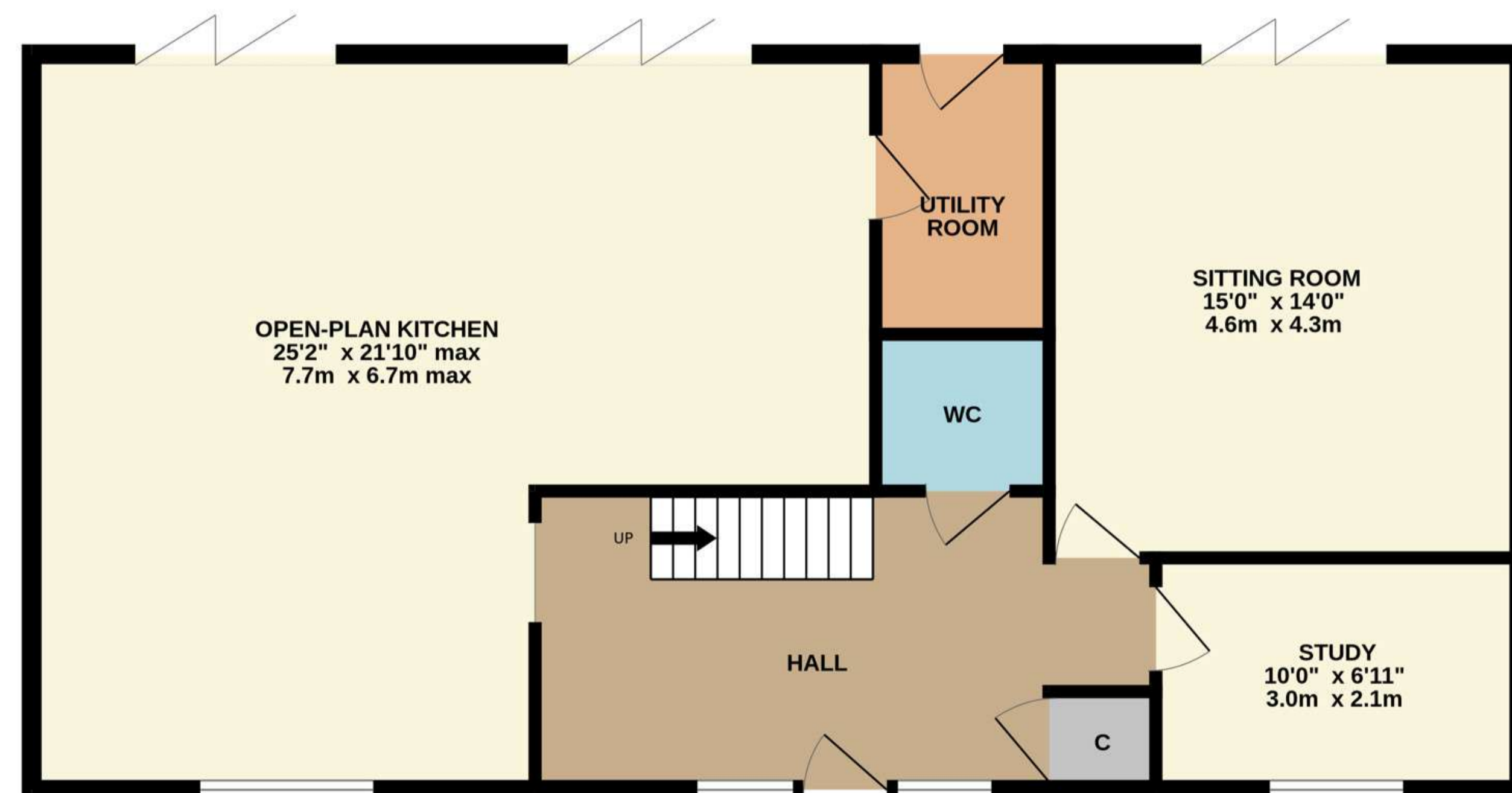
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# Plot 3



## Plot 3

A detached property with four bedrooms, two bathrooms, and three reception areas, including an open-plan kitchen. The gross floor area measures approximately 2,000 square feet.



TOTAL FLOOR AREA : 2000sq.ft. (185.8 sq.m.) approx.

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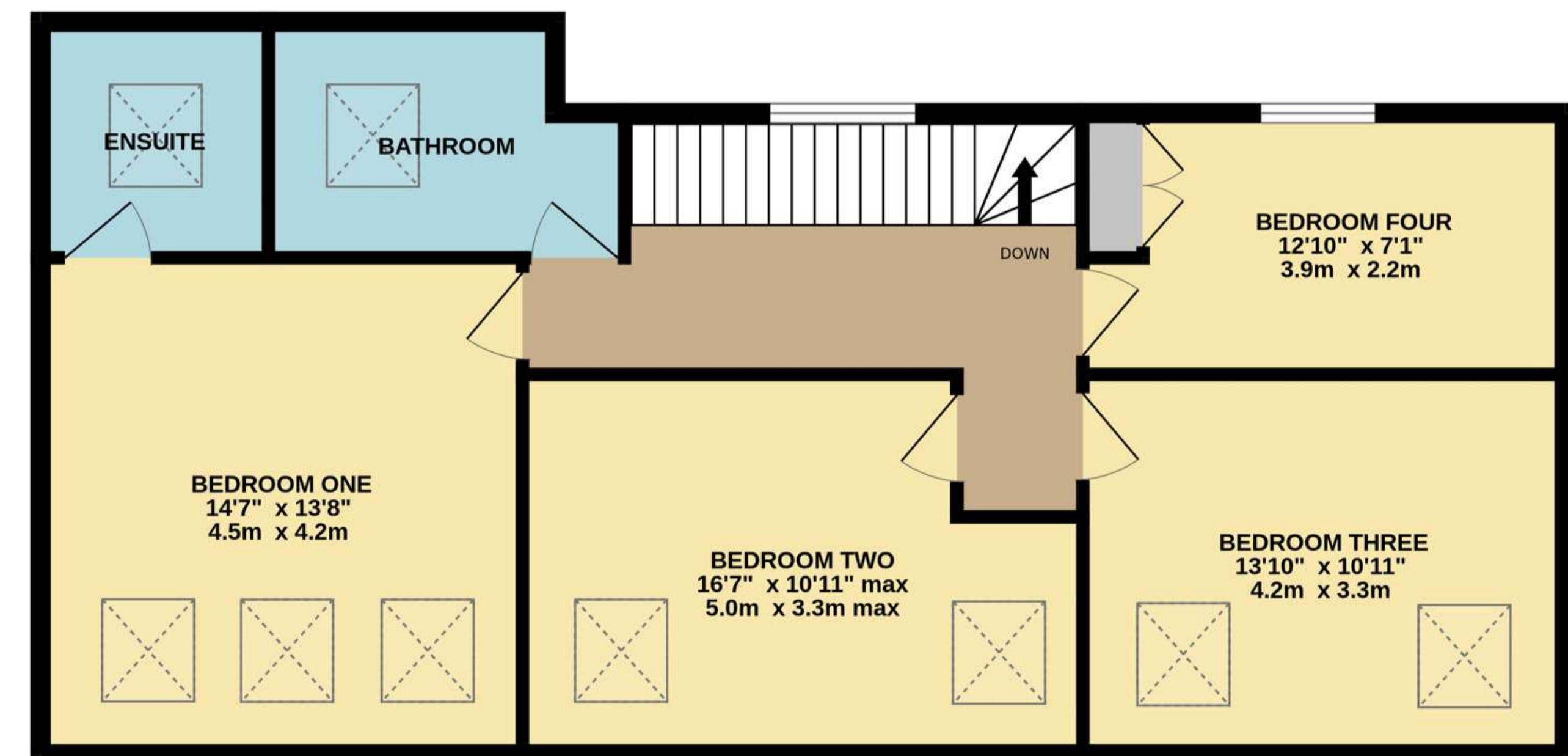
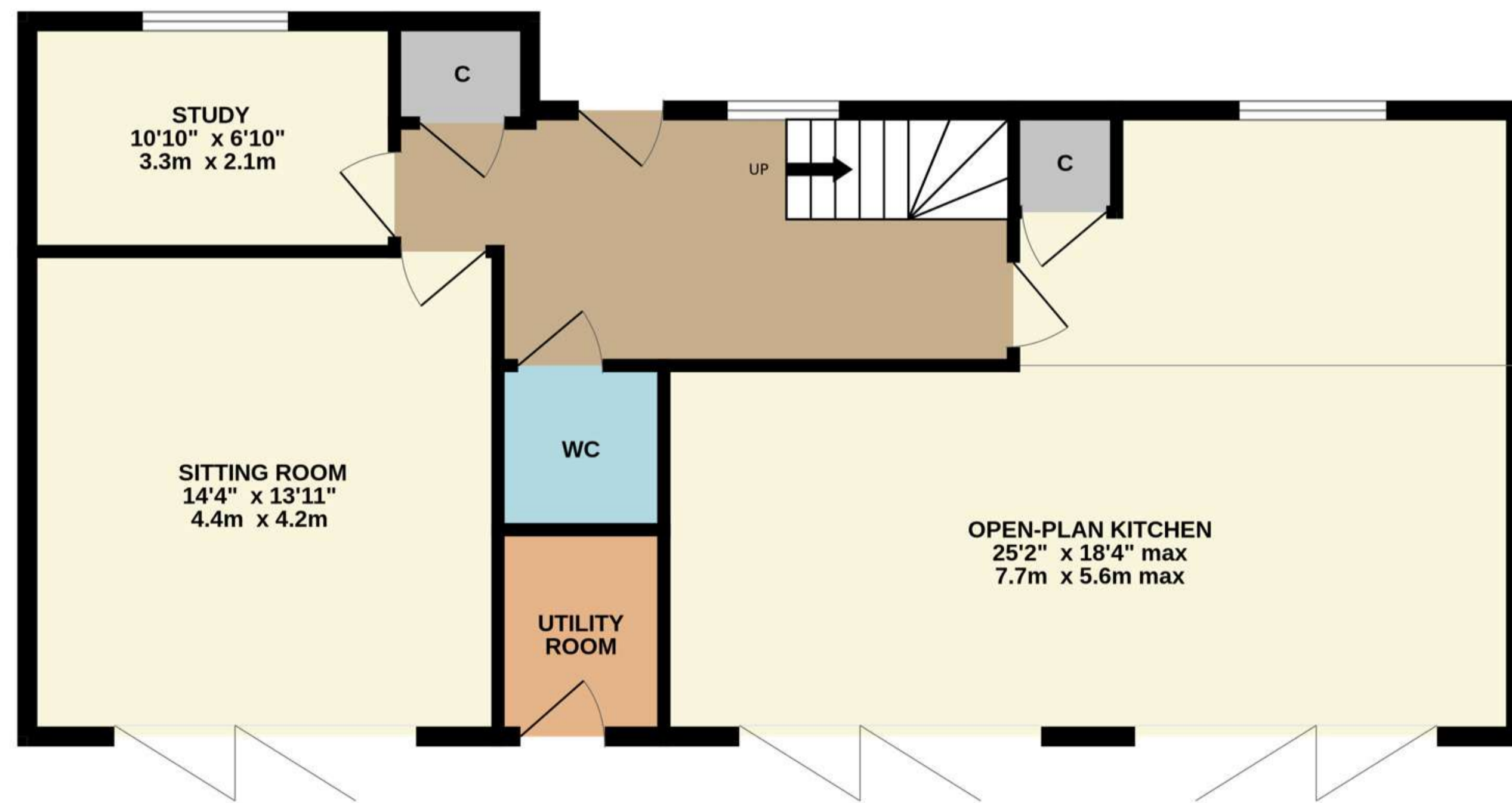


# Plot 4



## Plot 4

A detached property with four bedrooms, two bathrooms, and three reception areas, including an open-plan kitchen. The gross floor area measures approximately 1,700 square feet.



TOTAL FLOOR AREA : 1708 sq.ft. (158.7 sq.m.) approx.

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# Plot 5



## Plot 5

A detached property with four bedrooms, four bathrooms, and three reception areas, including an open-plan kitchen and living area. The gross floor area measures approximately 2,750 square feet.



TOTAL FLOOR AREA : 2750sq.ft. (255.5 sq.m.) approx.

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#### Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Plans are provided for general guidance and are not to scale. The current plans are subject to change. The images are an artist's impressions only and the final properties may look slightly different. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

#### Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.



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