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 2 James Watt Close, Daventry NN11 8RJ

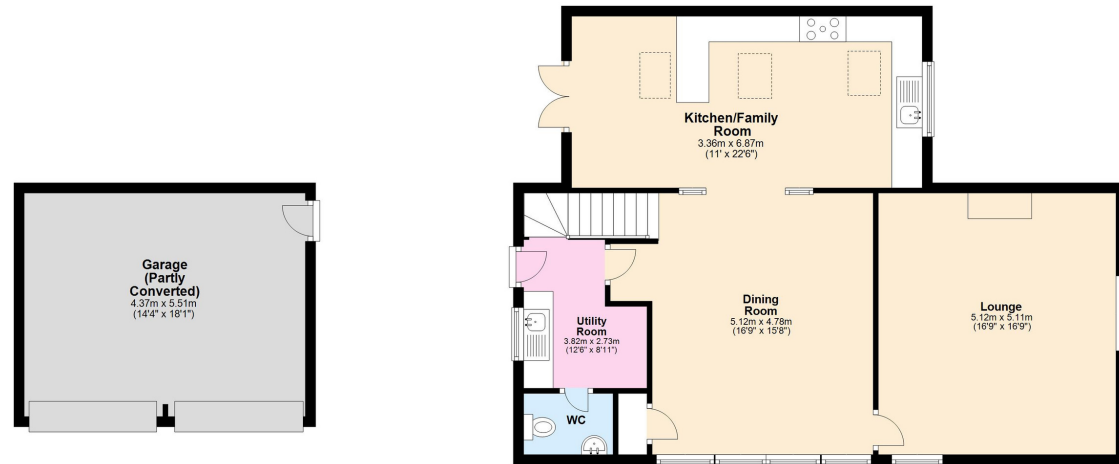
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of Flecknoe

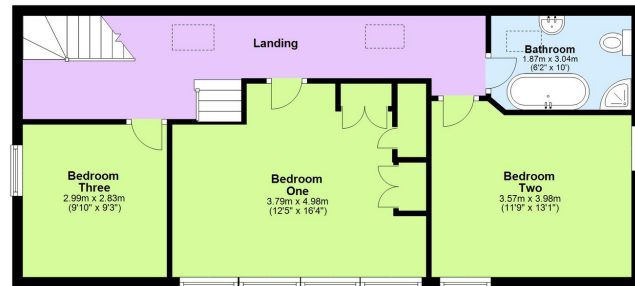


3 Bedrooms | 1 Bathroom | 0 Reception Rooms | Garage

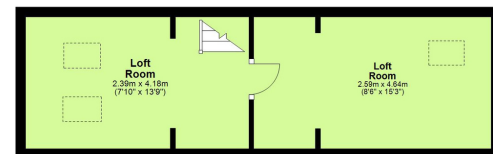
Ground Floor



First Floor



Second Floor



THE OLD COACH HOUSE

FLECKNOE, CV23 8AT

- Detached Character Property
- Sought After Village Location
- Extended Kitchen Diner
- Two Reception Rooms
- Log Burner
- Loft Room
- Utility Room
- Rural Views
- Double Garage

LOCAL PROPERTY EXPERT JAMIE CAMPBELL



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It has been a pleasure dealing with Jamie and Sian at Campbells. Nothing was too much effort and the team went over and above to ensure that my house sale was stress free.

I can't recommend Campbells highly enough for anyone looking to sell their home. Thank you Campbells for all your sterling efforts.

NAME: PAULA, NN11 - 13th April 2023
ABOUT: Jamie and Sian

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



Three Bedroom Detached Barn Conversion For Sale in Flecknoe Warwickshire.

The drive into the village alone is impressive and the views are extremely appealing. If you have never been to Flecknoe, we strongly recommend at least driving through and having a look, it may not be on your property search radar (yet) as properties are rarely available for sale in the village. Converted in 1985 the property has been finished internally to a high standard and has a neutral theme throughout. It doesn't require any work (unless you want to have a change of colour scheme to suit you.) The barn was extended in 2000, to give further downstairs living space. Today it offers a wonderful kitchen/family space with a vaulted ceiling and French doors to outside. There's a separate dining room with a feature, full length window allowing light to flood in and a lovely size lounge with a cosy log burner and parquet flooring. Also downstairs you'll find a utility/boot room as well as downstairs loo.

Upstairs the main bedroom has a feature window as well as several built in wardrobes. The second and third bedrooms are both doubles. Bedroom two affords wonderful views to the front. The four piece family bathroom has been replaced and has a luxurious claw foot bath as well as a separate shower. The loft space is used by the owners as a nursery and children's play room which is great. It offers a variety of optional uses or, if it's not something you need, it could just be used as a plain old attic space! The current owners have landscaped the garden and there's a patio for al-fresco dining as well as a lawn area. Behind the garage there is a potential veg patch area and greenhouse to grow your own produce. There's also a lovely secluded area to the front where you can sit and have a glass of wine in the evening. The double garage has been converted and is currently used as a studio, again this offers a variety of uses or if you wish could easily be converted back. The property sits in a courtyard of similar character properties. There are parking spaces to the fore of the double garage with other spaces available for visitors as well as additional parking close by.



LOCATION

Flecknoe has no major transport routes going through the village making it a very quiet and peaceful place to live. It sits approximately one mile from the A425 connecting Daventry to Southam so very quiet, but not far from major road links. It is a very picturesque village that sits on top of a hill close to the Warwickshire and Northamptonshire border and has a great community spirit. It benefits from a local public house 'The Old Olive Bush,' and a great playing area for children as well as a cricket pitch. The Grand Union Canal runs next to the village making it an ideal location for walks.



Council Tax: Band: F EPC: Rating E

"Situated amongst some of the most beautiful homes in Warwickshire is this stunning detached converted barn, offering a peaceful countryside lifestyle in the highly regarded village of Flecknoe."