



5 Home Farm Barns, Bourton On Dunsmore

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Bourton on Dunsmore is a charming rural village location set in the heart of the beautiful rolling Warwickshire countryside conveniently located with access to a number of work centres including Leamington, Warwick, Coventry and Rugby. Local facilities and amenities are available in the nearby villages of Dunchurch or Long Itchington and there is an excellent range of schools and recreational facilities close by including Draycote Water which the property overlooks.

Home Farm Barns forms part of a unique court yard development of five individual styled barn conversions which were originally constructed approx 8 years ago by a local builders Tompkins Construction. Each architect designed conversion incorporates a range of Eco systems including air source heat pump underfloor heating and hot water systems, rain water recovery system, contemporary style LED lighting throughout.

This is the only detached barn within the development and provides very well proportioned four bedroomed and three bathroom accommodation of immense character utilising much of the property's original character features with a high level of modern appointment throughout, the comprehensively fitted kitchen and bathrooms being particularly noteworthy. The property also includes sealed unit double glazing throughout with high quality tiled ground floors, oak flooring to first floor, underfloor heating and has been maintained to an excellent standard throughout. The property includes a most pleasant walled south facing rear garden which features bespoke louvred fence panelling to enable enjoyment of the extensive open views over Draycote Water and rural Warwickshire. Ample designated car parking is available within the development and the large custom workshop facility is particularly noteworthy.

The Agents considered internal inspection of this unique and exceptionally well appointment property to be essential for the level of appointment, character and situation to be fully appreciated. In more detail the accommodation comprises:

Reception/ Dining Hall

17' x 17'6 (5.18m x 5.33m) Stone tiled floor with oak staircase and balustrade off with glazed inserts, under stair cupboard, full height windows overlooking rear garden, glazed ceiling light feature with LED lighting, glazed panel screen and door to kitchen .

Cloakroom/WC

With wash hand basin with mixer tap, low flush wc, matching tiled floor and extractor fan.





Lounge

16'10 x 17'2 (5.13m x 5.23m) Matching stone tiled floor, windows to two aspects including twin French doors with side panels overlooking rear garden, wall light points, down lighters, TV point and contemporary styled wood burner on stone hearth.

Comprehensively Fitted Breakfast Kitchen

18'5 x 10' (5.61m x 3.05m) Extensive range of solid oak faced base cupboard and drawer units with granite work surfaces, inset stainless steel sink unit, built in dishwasher, AEG four ring ceramic hob unit with canopy extractor hood over, matching peninsula unit, further ¾ height matching units incorporating oven, microwave, coffee making, fridge and freezer, matching high level cupboards incorporating unique carousel shelved feature, matching stone tiled floor, twin French doors with side panels overlooking rear garden in breakfast area.

Utility Room

8'8 x 10'9 (2.64m x 3.28m) Tiled floor, range of base cupboards and wall units, rolled edge work surfaces, single drainer stainless steel sink unit, appliance space and plumbing for automatic washing machine, venting for tumble dryer, high level cupboard and stable type timber panelled rear door, down lighters and boiler cupboard containing Atria heat pump.

Ground Floor Bedroom

12'6 x 11'6 (3.81m x 3.51m) With down lighters, laminate floor

Ensuite Bathroom/WC

8' x 5'6 (2.44m x 1.68m) With travertine tiling, tiled floor and white suite comprising panelled bath with mixer tap, shower attachment, pedestal basin with mixer tap and low flush wc, extractor fan.

Stairs and Landing

17'2 x 8'10 (5.23m x 2.69m) Oak stairs with glazed panelling leading to the spacious landing creating useful study area with oak flooring, inset glazed panelling with LED lighting, pitched ceiling feature with exposed rafters and roof truss, skylights, built in linen cupboard, double built in cupboard and further built in cupboard with fitted shelves, down lighters.

Bedroom

17' x 17' (5.18m x 5.18m) Exposed beams, rafters, purlins and roof truss, windows to two aspects including sky lights and low level dado feature, two triple custom made built in wardrobes with hanging rails and shelves, down lighters, oak flooring, pleasant open views.





Ensuite/Shower Room/WC

Travertine tiling, tiled floor, custom built vanity unit with granite top incorporating sink unit with mixer tap, further custom built vanity unit incorporating low flush wc with concealed cistern and built in cupboards, shower cubicle with multi jet shower unit, exposed purlins and rafters, downlighters, skylight and extractor fan.

Bedroom

10'3 x 8' (3.12m x 2.44m) With exposed purlins and rafters, downlighters, high level cupboards and oak flooring.

Bathroom/WC

8' 7'3 (2.44m 2.21m) With white suite comprising panelled jacuzzi bath with mixer tap and shower attachment, built in television, custom made vanity unit incorporating wash hand basin with mixer tap, low flush wc and further cupboards, travertine tiling, tiled flooring, skylights, downlighters and spot lights.

Bedroom

18' 6 x 14'7 max (5.49m 0.15m x 4.45m max) With oak flooring, down lighters and access to roof space, windows to two aspects including sky light

Outside

The property is pleasantly sited within this small exclusive courtyard development approached by a drive, which leads to a twin designated car parking facility with ample additional visitors parking. The property features a charming walled south facing garden which incorporates bespoke louvred adjustable fence panelling allowing for extensive views over Draycote Water and surrounding countryside with pedestrian access leading to the large paved patio incorporating built in granite topped table. Built in stone barbeque with concealed garden store behind, shaped lawn with well stocked flower borders and further raised flower borders.



There is an additional 20' x 40' amenity plot.

Large Partly Timber Built Workshop

21'9" x 16'6" (6.63m x 5.03m) Insulated, power and lighting, skylight window.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

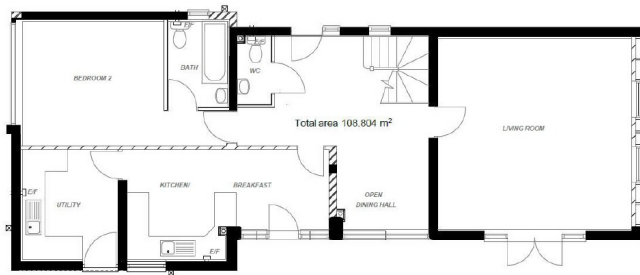
Services

Mains services connected with the exception of gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order, we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

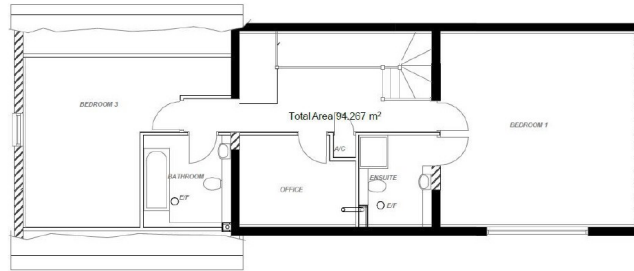
Directions

The property can be approached by proceeding east of Leamington Spa via Radford Semele taking the sign posted route towards Long Itchington, passing through Offchurch and over the Fosse Way. Continue for some distance taking the left hand turn onto Shakers Lane as sign posted to Birdingbury, proceeding through Birdingbury and following the sign posted route past Birdingbury station to Bourton on Dunsmore. Home Farm Barns development will be found located on the right side before reaching the village identified by the Agents 'For Sale' board.

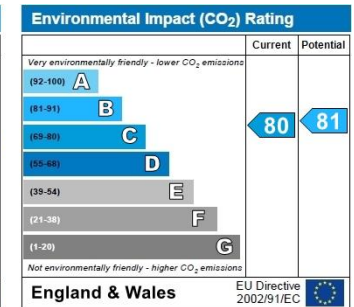
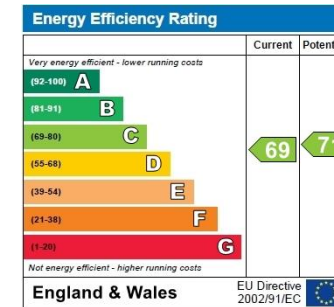




GROUND FLOOR PLAN
Scale 1:50



FIRST FLOOR PLAN
Scale 1:50



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