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Churchside Barn, Old Milverton, Leamington Spa, CV32 6SA

Price guide
£1,500,000



An outstanding opportunity to acquire a unique and superbly appointed barn conversion of immense charm and character providing very well proportioned four/five bedroom accommodation in extensive landscaped grounds, the plot extending to in excess of half an acre, in this charming and much sought after rural situation. The property includes a separate annexe providing flexible opportunities for two generation living or substantial rental income. A rare and unique opportunity.

Old Milverton

Is a charming village location, surrounded by pleasant open countryside yet conveniently sited some two and a half miles from the town centre and all amenities. This delightful hamlet comprises many fine period dwellings, grouped around Old Milverton Church. The location is also very convenient for access to the motorway network, notably the M40 and the local railway station is within easy reach.

The Property

Is a rare opportunity to acquire an impressive barn conversion which provides substantial four/five bedroom accommodation which successfully integrates a high level of modern appointment with a wealth of character features throughout, the exposed timberwork being particularly noteworthy. The property occupies pleasant mature landscaped grounds, the plot being in excess of half an acre which includes a unique self contained annexe providing three self contained units. Ideal for tow generation living or alternatively, to provide a substantial rental income. The property is pleasantly

situated within Old Milverton village, close to the Church and is maintained to an exceptionally high standard throughout. The agents consider inspection of this truly unique property to be essential for its character, size and situation to be fully appreciated.

In further detail the accommodation comprises:-

GROUND FLOOR

Quadruple bi-fold doors open from the front terrace to:-

Lounge & Sitting Area

31'10" x 19'5" (9.70m x 5.92m) With central open tread staircase ascending to gallery landing above, an impressive span of bi-fold doors opening onto the courtyard terrace, numerous feature timbers, polished quarry tiled floor, double glazed windows to three sides along with double doors giving access to the rear of the property, recessed fireplace with beam over, flagstone hearth and cast iron wood burning stove. Through access to:-

Dining Room

19'4" x 15'4" (5.89m x 4.67m) With large inglenook style fireplace housing cast iron wood burning stove with beam over, exposed brickwork and stone hearth, polished quarry tiled flooring extending through from the lounge, feature timbers, double glazed windows and door to...

Inner Lobby

With double glazed window, door to breakfast kitchen and further door to...

Cloakroom/WC

With two piece white suite comprising low level WC with dual push button flush, wall mounted wash hand basin, obscure double glazed window and electric radiator.

Breakfast Kitchen

16'11" x 11'8" (5.16m x 3.56m) Being comprehensively fitted with a range of white panelled style units with brushed chrome rod style furniture and comprising undermounted Belfast style sink, solid wood worktops, with base cupboards and drawers below to include integrated dishwasher, inset ceramic hob by Diplomat with fitted electric oven below and stainless steel filter hood above, integrated microwave, integrated larder style fridge and freezer, coordinating wall cabinets, double oil-fired Aga, polished quarry tiled floor, dual aspect double glazed windows, door giving internal access and further door to...

Utility Room

11'8" x 7'0" (3.56m x 2.13m) Fitted with a range of units to match those in the kitchen having single drainer stainless steel sink unit, wood worktop with base cupboards and wall cabinets, space and plumbing for automatic washing machine and tumble dryer and door giving external access.





GUEST SUITE

Entrance Hall

With double glazed door giving access to the main terrace, double glazed window, polished quarry tiled flooring and doors to:-

Bedroom Five

12'5" x 10'11" to front of wardrobes (3.78m x 3.07m to front of wardrobes) Having fitted wardrobes, extending across one end of the room, dual aspect double glazed windows and polished quarry tiled floor.

Shower/Wet Room

Being largely ceramic tiled to the walls with white fittings comprising low level WC, bidet, pedestal wash hand basin with mixer tap, walk-in wet room shower with fitted electric shower unit and obscure double glazed window.

Study/Dressing Room

10'7" x 8'4" (3.23m x 2.54m) With double glazed window, exposed stone/brickwork to one end and quarry tiled floor.

FIRST FLOOR

Gallery Landing

With magnificent iron light fitting being the focal point over the stairs, together with a range of exposed timbers, double glazed window and doors to:-

Master Bedroom

17'5" max x 11'8" (5.31m max x 3.56m) With built-in wardrobing to one end of the room, dual aspect double glazed windows, a further range of fitted furniture including wardrobing and drawer units, air conditioning unit and door to:-

En-Suite Shower Room

With white fittings comprising low level WC, pedestal wash hand basin, bidet, corner shower enclosure with glazed door giving access and fitted shower unit, ceramic tiled floor and double glazed roof light.

Bedroom Two

16'3" x 9'5" max (4.95m x 2.87m max) Having fitted wardrobes to either side of space for bed with overhead storage cupboards, dual aspect double glazed windows and exposed wood flooring.

Bedroom Three

13'2" x 9'7" into bed recess (4.01m x 2.92m into bed recess) Having fitted wardrobes to either side of bed space with overhead storage cupboards, double glazed window and exposed wood floor.

Bedroom Four

11'0" x 6'4" (3.35m x 1.93m) Presently utilised as a study and having double glazed window, feature timbers and wood floor.

Bathroom

With white suite comprising pedestal wash hand basin, low level WC, panelled bath with fitted shower unit over, ceramic tiled floor and obscure double glazed window.

DETACHED ANNEXE/APARTMENT

BUNGALOW ONE

Lounge/Dining Room





32'5" x 10'3" (9.88m x 3.12m) The kitchen area being comprehensively fitted with a range of units and appliances, together with oil-fired boiler and double glazed patio doors giving external access from the lounge area.

Inner Hallway

From which access is gained to:-

Bedroom One

10'5" x 9'3" plus recess (3.18m x 2.82m plus recess) With access to:-

En-Suite Shower Room

Having three piece white suite comprising low level WC, pedestal wash hand basin, arched corner shower enclosure and double glazed window.

Bedroom Two

10'5" x 10'0" (3.18m x 3.05m)

Bedroom Three

10'6" x 9'7" (3.20m x 2.92m)

Bathroom

Being fully tiled and equipped with three piece white suite.

BUNGALOW/APARTMENT TWO

Entrance Lobby

With inner door to:-

Entrance Hallway

From which access is gained to:-

Lounge

12'9" x 10'4" (3.89m x 3.15m) With double glazed patio doors off and door to the shower room.

Kitchen

10'7" x 4'11" (3.23m x 1.50m) Being equipped with a range of units and appliances.

Bedroom

11'1" x 10'5" (3.38m x 3.18m) With door to:-

En-Suite Shower Room

With fully tiled walls and three piece white suite comprising WC, basin and shower enclosure.

Shower Room

Being accessed from the lounge and matching that of the en-suite with ceramic tiled walls and three piece suite including shower enclosure.

BUNGALOW/APARTMENT THREE

Inner Hallway

With doors to:-

Lounge/Kitchen

14'6" x max x 13'7" max (4.42m x max x 4.14m max) The kitchen area being equipped with a range of units including integrated fridge, washing machine, hob and oven and with external double patio doors from the lounge area.





Bedroom

10'5" x 9'10" (3.18m x 3.00m) With double glazed sliding patio doors giving external access and door to:-

Shower Room

With fully ceramic tiled walls and white fittings comprising WC, wash hand basin and shower enclosure.

GARDENS & GARAGING

Churchside Barn is accessed via electrically operated double gates leading to a plot of in excess of half an acre. The long gravelled driveway opens to a substantial parking area alongside the annexe. There is ample parking for a substantial number of vehicles along with direct vehicular access to:-

Double Garage

23'2" x 16'9" approx (7.06m x 5.11m approx) Having twin electrically operated roller shutter doors fronting, electric light and power and useful roof storage space.

Gardens

There are extensive gardens to front and rear boasting a wide variety of trees, the focal point of which is the fabulous stone flagged terrace immediately to the front of the barn and the lawned garden beyond with central pond and water feature. Being fringed by a combination of hedging, including laurel, the principal garden affords an exceptional degree of privacy with large timber summer house and hot tub alongside. To the rear of the barn, adjacent to the annexe, is a further area of lawned garden bordered by leylandii hedging and again offering a good degree of privacy with large timber storage shed to one side and oil storage tank.

Tenure

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

Services

We understand that mains electricity is connected. Water and drainage are private. 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.

Location

Proceeding north from our office via Clarendon Place and Clarendon Square, continue onto Binswood Street and bear left at the roundabout onto Rugby Road. Proceed for some distance, taking the right onto Old Milverton Road and proceeding out of Leamington into Old Milverton village. On reaching the centre of the village, take the left hand turn towards the church, access to Churchside Barn will be found located on the right hand side.

Churchside Barn

Old Milverton
Leamington Spa
CV32 6SA

Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(2-10) A
(81-91) B			(11-20) B
(69-80) C			(21-30) C
(55-68) D			(31-40) D
(39-54) E			(41-50) E
(21-38) F			(51-60) F
(1-20) G			(71-80) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		74	43
		14	2
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

Also at: Warwick, 27 Jury Street, Warwick CV34 4EH