



Bow Barn  
Bow Lane | Withybrook | CV7 9LQ

# BOW BARN



*A stunning barn conversion, with separate one bedroom barn, a leisure complex, triple garage all set in just under half an acre.*



A stunning four double bedroom detached barn conversion with a separate self-contained barn and leisure complex. The property is located in the idyllic village of Witherbrook offering flexible accommodation throughout. The four bedrooms all have en-suites. The leisure complex has an endless pool, sauna, shower and office or gym facilities over the top. The separate barn has been converted and has a double bedroom with en-suite, kitchen breakfast and a lounge. The home oozes charm and character with exposed beams and original features.

# KEY FEATURES

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## Ground Floor

Entering through the main door, the hallway has tiles, a central heated radiator and inset spot lights. The downstairs cloak room is off here and has a low level WC and a wash hand basin. The kitchen is a large bespoke fitted kitchen diner which the owners say is the hub of the house, a real family room. Fitted with wall and base mounted units with granite work surfaces, there is a built in Aga, integral kitchen appliances including a microwave and wine cooler. There is a double Belfast sink with hot and cold mixer tap over, space for an American style fridge freezer. The floors have slate tiles and there are three double glazed windows to the front elevation and double glazed French doors to the rear garden. There is also a central heated radiator and ample power sockets.

The living room has oak flooring, exposed beams and a feature fireplace. There is a television aerial point, floor to ceiling double glazed window to the side elevation and on the other side there is a double glazed door to access the garden. The sitting room is fitted with oak flooring, a wood burner in the corner, two sets of double glazed windows to the side and the rear elevations, four in total. A central heated radiator, television aerial point and inset spot lights.

Bedroom 2 is fully carpeted, it has exposed beams, a double glazed door to the side elevation to access the garden. There is a gas central heated radiator and an en-suite bathroom. The en-suite bathroom is part tiled with a three piece suite including a shower cubicle, wash hand basin with hot and cold mixer tap over and low level WC, there is also a double glazed window to the front elevation a central heated radiator.

Bedroom 3 is also fully carpeted with its own double glazed door to the garden, vaulted ceilings, exposed brick work, a central heated radiator and access to the en-suite. The en-suite is part tiled and has a shower cubicle, low level WC and a wash hand basin with hot and cold mixer tap over. There are inset spot lights and a central heated radiator.

Bedroom 4 is again fully carpeted, there is a double glazed door to the side elevation to access the garden, there is also a double glazed window to the rear elevation and to the side elevation. There is access to the en-suite bathroom which includes a part tiled three piece en-suite with shower cubicle, low level WC and a wash hand basin. There is a central heated radiator and a frosted double glazed window.









# SELLER INSIGHT

“As soon as the current owners saw Bow Barn, they could envisage themselves living there. “We looked the look and feel of the property,” they say, “warm, welcoming, and beautifully built. The previous owner had built the property himself by converting an old barn, and everything had been finished with such care and attention to detail, using the finest fixtures and fittings.”

Since moving in, the owners have made various improvements to the property. “We converted an empty building next to the garage into a leisure complex,” they say, “complete with infinity pool, sauna and gym. This has proved to be a fantastic addition to the property, particularly when our grandchildren come to stay.”

The property is ideal for everyday life and entertaining alike. “We love having friends and family to visit here,” say the owners, “whether mingling in the sociable kitchen or front room, or enjoying the sun on the patio seating area or in the jacuzzi outside. We have numerous happy memories of summer barbecues and bouncy castles on the lawn for children’s birthdays. However, the house is equally at home as a haven for the two of us, as we relax in the snug on a cold winter’s evening.”

The location of the property has much to recommend it, too. “Bow Barn is set in a nice quiet village in the heart of the countryside,” say the owners, “with a friendly pub just 150 yards away from the front door and a lovely little church directly behind the house through the back gate. The location offers the best of both worlds, surrounded by natural beauty yet with all the convenience of local supermarkets and a farm shop just 5 minutes away in either direction. There is a wonderful sense of community spirit in the village of Withybrook itself, with all events and goings-on of the village hall and church listed in the local newsletter. Though rural, the village is ideally placed for travel further afield to larger towns and centres such as Rugby, Coventry and Leicester, with the M6 just 5 minutes’ drive away.”

“We shall miss everything about Bow Barn – it really has been our ideal home, and we shall take with us many happy memories of our time here.”

“Day-to-day, when it is just the two of us, we love the snug next to the kitchen. When we have family and friends over, the kitchen itself is a wonderfully sociable space.”

“The private garden is a fantastic place for al fresco entertaining in the summer months, with an excellent patio seating area, a jacuzzi, and plenty of lawn space for children to run around and play.”

“The house really comes alive when it is full of people, with a generous front room large enough for games nights or movie marathons with the whole family, and a spacious kitchen ideal for relaxed dinners with friends.”\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











# KEY FEATURES

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## First Floor

The upstairs landing is carpeted and had a central heated radiator. From the upstairs landing there is a dressing area for the master bedroom that is carpeted, has a central heated radiator, double glazed skylight, and beautiful exposed beams. This leads to the master bedroom which is fully carpeted, has two double glazed skylight windows and inset spot lights. There is a large double glazed window with a door which also gives access to the balcony overlooking the rear garden. The master ensuite is a luxury en-suite with a his and hers wash hand basins, a free standing bath, exposed beams, a low level WC, large shower cubicle. There are also two central heated radiators and two central heated radiators. The bathroom area leads in a dressing area with built in wardrobes and a double glazed window.





# KEY FEATURES

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## The Detached Barn

The newly fitted kitchen features a range of wall and base mounted units with granite work surfaces, a built in double oven, a stainless steel sink and a half, built in dishwasher and space for a fridge. A central heated radiator and access to the main bedroom.

The main bedroom has vaulted ceilings and built in wardrobes, there is also a double glazed window to the side elevation and a door to access the garden. This bedroom then leads to the main bathroom. This is a three piece suite partly tiled with low level WC, wash hand basin and a shower cubicle, a heated towel rail and a skylight. The living room has vaulted ceilings with exposed beams, a central heated radiator and double French doors to the garden.





# KEY FEATURES

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## Detached Triple Garage

There is a detached triple garage with electricity and remote up and over doors.

## Leisure Complex

The leisure complex has a built in endless pool, sauna, shower cubicle and upstairs there is a room that could either be used for a gym or an office.

## Outside Front

You enter the property via electric wrought iron gates and the drive leads up to the triple garage. It has ample off road parking for several vehicles. The rest of the garden is mainly laid to lawn, it is enclosed via a brick wall with decorative iron fencing above.

## Outside Rear

To the rear there are several patio/seating areas, a balcony from the master bedroom that overlooks the rear, the Baby Barn sits at the back of the garden and the leisure complex is directly behind the triple garage. There is also a brick built Gazebo with a built in fire pit and the main garden is mainly laid to lawn.









# LOCATION

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Withybrook is located approximately 7 miles north east of Coventry and in open Warwickshire countryside, while still being easily accessible to the motorway network via the M69 and M6. Withybrook village benefits from a local Public House “The Pheasant” which is also a well-regarded restaurant and the area is well served with both public and private schools in Coventry and Rugby.





# INFORMATION

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Services  
Mains gas, mains water, electricity and broadband are connected

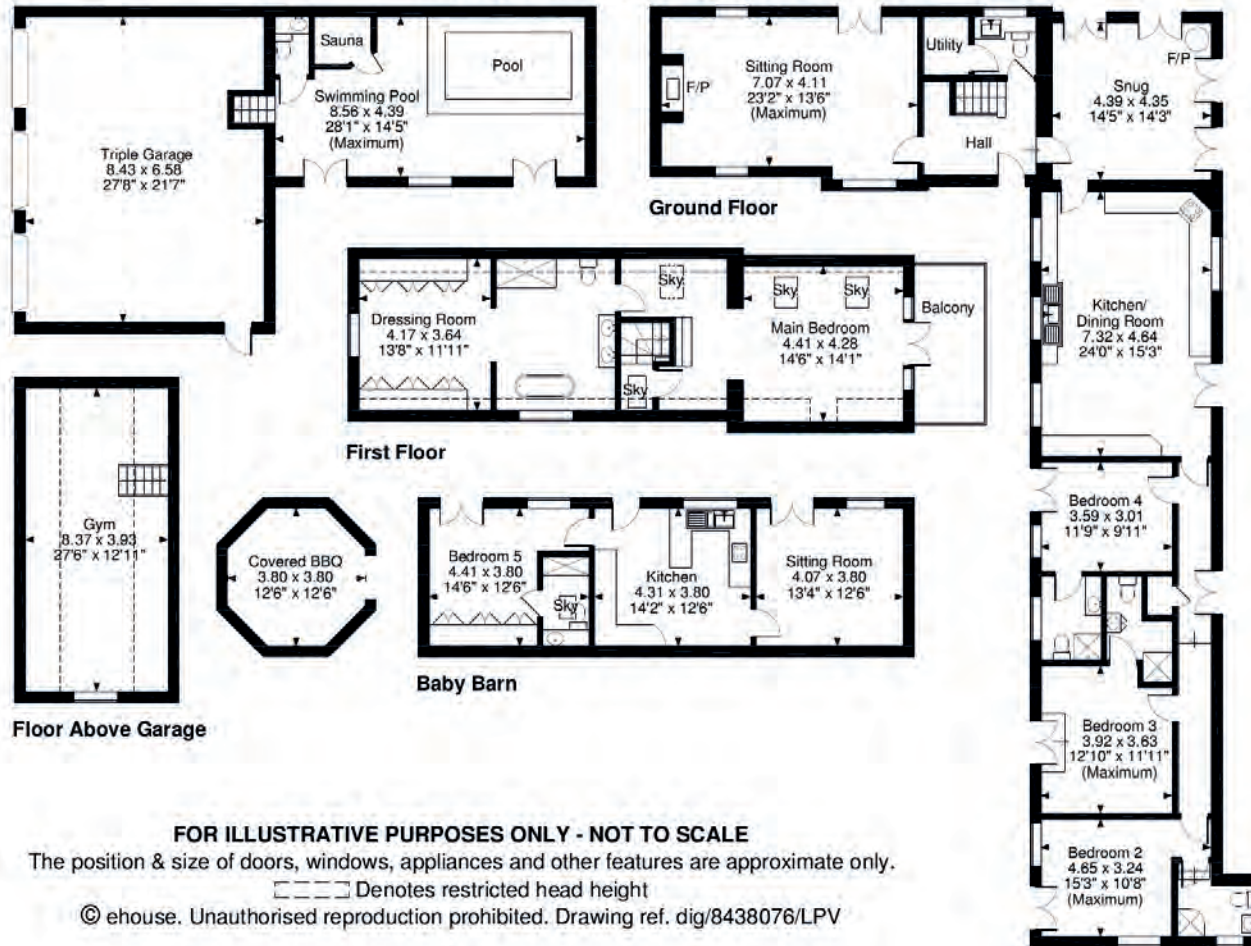
Local Authority  
District Council  
Council Tax Band

Viewing Arrangements  
Strictly via the vendors sole agents Fine & Country on (01788) 820062.

Opening Hours  
Monday to Friday      9.00 am - 5.30 pm  
Saturday                9.00 am - 4.30 pm



**Bow Barn, Bow Lane Withybrook, Coventry**  
**Approximate Gross Internal Area**  
**Main House = 2345 Sq Ft/218 Sq M**  
**Garage = 586 Sq Ft/54 Sq M**  
**Swimming Pool = 597 Sq Ft/55 Sq M**  
**Covered Barbeque & Baby Barn = 664 Sq Ft/62 Sq M**  
**Balcony external area = 91 Sq Ft/9 Sq M**

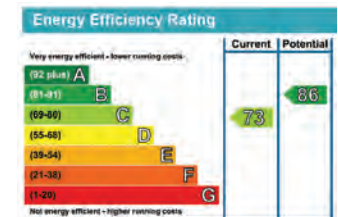


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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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