







This stunning, two storey Barn Conversion forms part of a private courtyard development located midway between the popular villages of Rowington and Shrewley. Briefly comprising: Reception hall, cloaks/utility, impressive living room with vaulted ceiling and feature fireplace, separate dining room, modern breakfast/kitchen, ground floor double bedroom with en suite, principle bedroom with dressing area and en-suite, additional double bedroom and bathroom. Ample forecourt parking and the picture is complete with good sized private gardens and a versatile home office/summer house. EPC E 51

The popular village of Rowington provides excellent facilities for day to day requirements with the large surrounding centres

providing first class shopping, public transport, recreational and cultural activities as well as an excellent selection of state, private and public schools for children of all ages. Passenger rail services also operate from the nearby stations of Lapworth, Claverdon, Dorridge, Solihull, Leamington Spa and Henley in Arden. One of the attractions of this particular area of Warwickshire is its central location which affords easy access to all parts of the country.

Nearby Shrewley has a local general store, village Hall and inn and situated approximately two miles from the larger village of Claverdon with, junior and infant school, parish church, transport services, doctors surgery, village hall and two inns.

The accommodation is arranged as follows:

### Approach

The property is approached via tarmac communal drive which leads to a pea shingle covered communal area with ample forecourt parking. The Byre is entered by a solid Oak entrance door into the:

### Reception Hall

Oak finish floor, sealed unit double glazed window to front aspect, radiator, telephone point, downlighters, Oak staircase to First Floor, wall light point. Oak latched doors to:

### Utility Room

2.91m x 2.19m max (9'7" x 7'2" max) Engineered Oak floor, downlighters, wall mounted digital thermostat control point.





Having a range of built-in matching full height storage cupboards, integrated fridge/freezer, worktop with space and venting for a tumble dryer. Latched door to:

### En-suite/Cloak Room

2.34m x 2.18m (7'8" x 7'2") Which also acts as an en-suite to the ground floor bedroom. Having a modern white suite comprising WC, vanity wash hand basin, with soft close drawers beneath. Tiled shower enclosure with shower system and glazed shower screens. Fully complementary tiled walls and floor, extractor fan, radiator, downlighters and a sealed unit double glazed window to rear aspect, Latched door to:

### Ground Floor Double Bedroom

3.22m x 2.50m (10'7" x 8'2") Built-in twin double door wardrobes, ceiling beam, radiator, sealed unit double glazed window to rear aspect. Two steps rise up to the latched door providing access to the en-suite.

### Breakfast Kitchen

5.44m x 3.19m (17'10" x 10'6") Having an attractive range of base and eye level units, Corian worktop and upturns with inset Belfast style sink unit with mixer tap. Built-in fan assisted electric oven and separate grill with storage cupboards above and below. Adjacent pull out larder unit, integrated fridge/freezer, AEG microwave with storage over, ceramic hob with extractor unit over, integrated Siemens dishwasher and Beko washing machine. Sealed unit double glazed windows to front



and rear aspects, tiled floor, radiator, downlighters, stable door to rear aspect and garden. Oak latched door to:

### Dining Room

5.16m x 3.61m (16'11" x 11'10") Exposed timbers, wiring for wall lights, two radiators, sealed unit double glazed window overlooking the rear garden with a deep Oak display sill. Double opening Oak glazed doors lead through to the:

### Impressive Living Room

5.46m x 5.20m (17'11" x 17'1") Having fabulous high apex ceilings with a wealth of exposed timbers. Impressive brick surround fireplace and chimney breast with a large inset wood burner set on a raised display hearth. Two radiators, additional







vertical radiator, wiring for wall lights, sealed unit double glazed picture window overlooking the Courtyard. Additional sealed unit double glazed window and two sets of sealed unit double glazed French doors provide access to the garden.

### First Floor Landing

Radiator, exposed timbers, part angled ceiling incorporating Velux double glazed rooflight. Oak latched doors lead to:

### Principle Bedroom

Accessed through a:

### Dressing Area

3.44m x 1.94m max (11'3" x 6'4" max) With ample built-in wardrobes, dressing table with drawers and knee-hole space. Exposed painted floor, angled ceiling incorporating a Velux double glazed roof lights, two radiators, latched door to the en-suite and feature exposed wood beams and exposed truss which gives access into the:

### Main Bedroom Area

3.86m max x 3.65m (12'8" max x 12'0") Having natural illumination via a double glazed Velux sky light windows to the front and rear, radiator and exposed timbers.

### En-Suite

Modern white suite with chrome fittings comprising tiled Shower Enclosure with Aqualisa shower system and glazed folding shower door and shower screen. Wash hand basin with tiled splashbacks and high gloss storage cupboard below. Additional range of high gloss storage cupboards with display surface over, chrome heated towel rail, exposed painted floorboards, extractor fan, downlighters, angled ceiling with exposed timbers incorporating a double glazed Velux rooflight.

### Bedroom Three

3.10m max x 2.85m (10'2" max x 9'4") Exposed painted floorboards, built-in double door wardrobe with adjacent study worktop. Radiator, apex ceiling with exposed timbers and Velux double glazed rooflights to the front and rear aspects.





## Bathroom

White suite with chrome fittings comprising wash hand basin with soft close drawers below, double ended bath with chrome floor mounted mixer tap and shower attachment. WC, chrome heated towel rail, tiled floor and complementary tiled splashbacks, wall light points and an angled ceiling with Velux double glazed roof light.

## Outside

With access from the forecourt a solid casement door leads to a very useful store/boiler room which has power and light and accommodated the Grant oil fired boiler. There is also an outside tap by the boiler room.

## Rear Garden

Which is a particular feature of the property, enjoying a southerly aspect. There is a generous sized patio area directly to the rear of the property with matching pathways. There are well tended lawned gardens having mature stocked borders and a variety of specimen trees. There is an additional paved seating area to the side, which has the benefit of being covered if the rain clouds appear in the middle of a BBQ! Outside tap, security light, large timber storage shed, additional smaller shed, excellent Summer House/ Office with power and light and a Workshop. There are numerous public footpaths accessible and in the vicinity of the property, great for dog walking.

## Tenure

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

## Note from Vendor

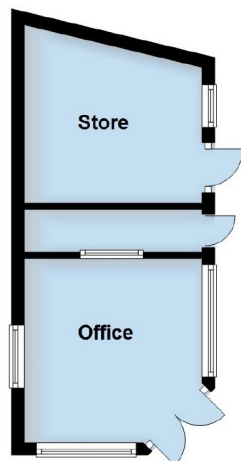
Within the EPC there are three recommendations on improvements to efficiency that have all been carried out:

- 1 Low energy lighting for all fixed outlets COMPLETE
- 2 Hot water cylinder thermostat HOT WATER TANK REMOVED WITH INSTALLATION OF NEW COMBI-BOILER
- 3 Replace boiler with new condensing boiler COMPLETE, NEW COMBI CONDENSING BOILER INTALLED.

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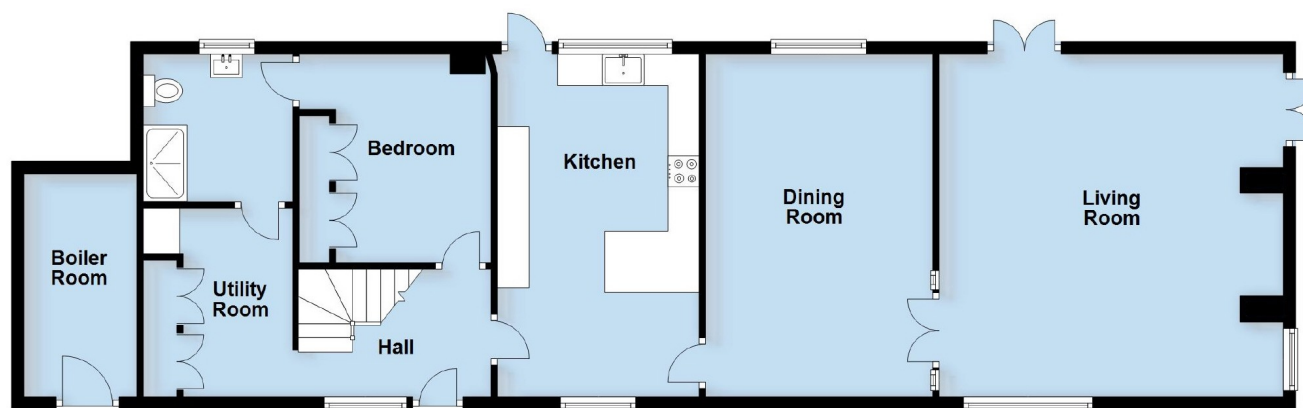


Total area: approx. 157.6 sq. metres (1696.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

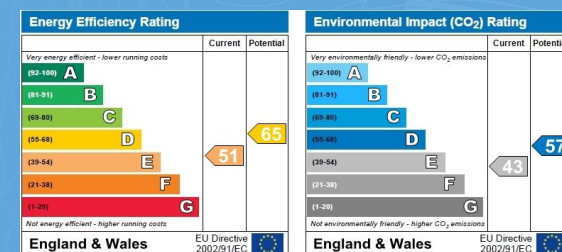
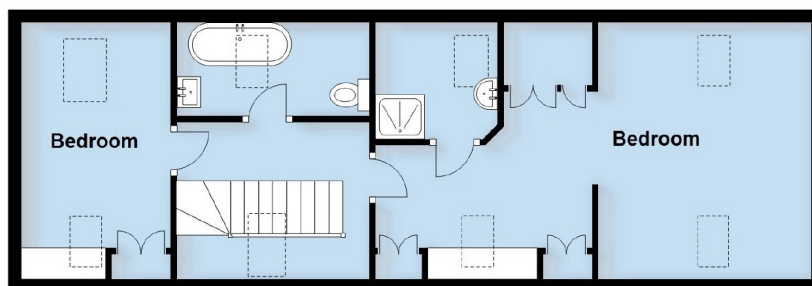
## Ground Floor

Approx. 106.5 sq. metres (1146.8 sq. feet)



## First Floor

Approx. 51.0 sq. metres (549.3 sq. feet)



Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN