

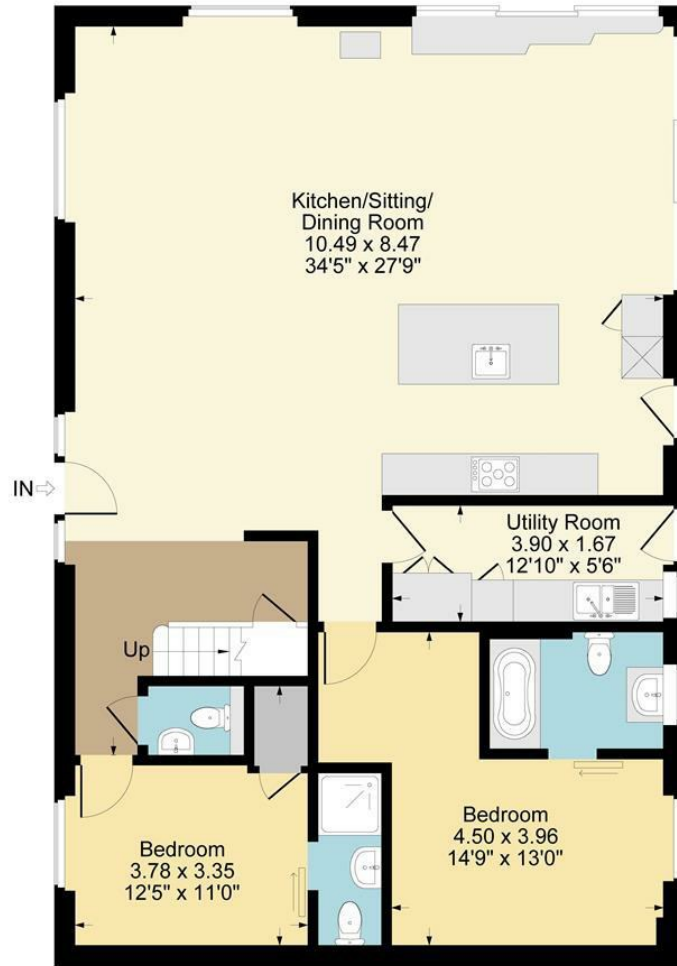
Peter Clarke



Pheasant Barn, Idlicote Estate Barns, Idlicote, Shipston-on-Stour, CV36 5DW



Pheasant Barn, Idlicote

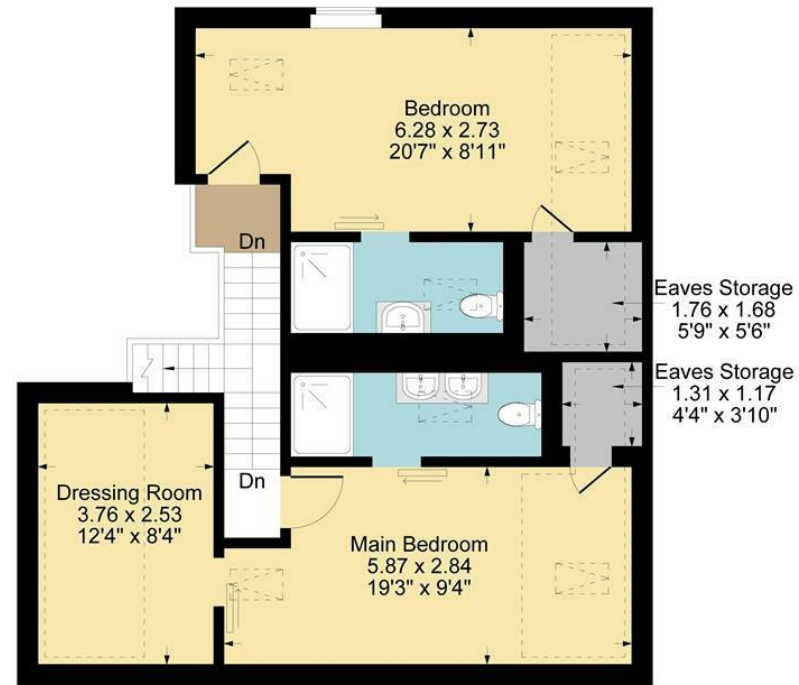


Ground Floor



Approximate Gross Internal Area  
 Ground Floor = 112.05 sq m / 1206 sq ft  
 First Floor = 61.29 sq m / 659 sq ft  
 Total Area = 172.34 sq m / 1865 sq ft

Illustration for identification purposes only,  
 measurements are approximate, not to scale.



First Floor



- Outstanding barn conversion set in open farmland and countryside
- Four bedrooms and four en suites
- Overall G.I.A. 1,865 sq.ft.
- Superb views and open plan living to the sitting/kitchen and dining room
- Two ground floor bedrooms and two first floor bedrooms
- Beautifully appointed kitchen and excellent specification en suites
- Stylish and well executed country living



Offers Based On  
£695,000

Set in outstanding open farmland and countryside, a beautifully finished four bedroom/four en suites attached barn conversion with a G.I.A. 1,865 sq.ft. Enjoying superb views and open plan living to the sitting/kitchen and dining room. Utility room and two bedrooms with en suites on the ground floor and two further bedrooms and en suites on the first floor. Exposed roof timbers, brickwork and steelwork combine with underfloor heating, a beautifully appointed kitchen and excellent specification of four en suites. A barn conversion with a modern twist presenting stylish and well executed country living at it's best. NO UPWARD CHAIN.

#### ACCOMMODATION

Front door opens to:

#### SITTING/KITCHEN AND DINING ROOM

with full height vaulted ceiling in part, well planned kitchen with large central island unit, breakfast bar, quartz surface, stainless steel Belfast sink, integrated dishwasher and integrated bins. Space for American style fridge freezer, AEG stainless steel oven and microwave, induction hob and extractor. From the living area, sliding doors to the gardens. This is a light filled room enjoying superb views.

#### UTILITY ROOM

door to garden, sink, space for appliances. Airing cupboard with hot water tank.

#### GROUND FLOOR CLOAKROOM

WC and wash hand basin.

#### GROUND FLOOR OFFICE/BEDROOM FOUR

a well lit double room.

#### EN SUITE SHOWER ROOM

#### GROUND FLOOR BEDROOM THREE

a double room suitable as a guest room.

#### EN SUITE BATHROOM

with basin, WC, bath and shower over.

#### FIRST FLOOR

a gull-wing staircase leading to the first floor.

#### PRINCIPAL BEDROOM

a double bedroom.

#### DRESSING ROOM and EN SUITE SHOWER ROOM

#### FURTHER DOUBLE BEDROOM

double bedroom with an internal window feature overlooking the ground floor.

#### EN SUITE SHOWER ROOM

#### OUTSIDE

Off the country lane, there is a gated access with a shared driveway for Pheasant Barn and the adjoining property. There is a wrap around lawned garden with gravelled pathway and matching terrace, planted Laurel hedge. Lovely views.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that the property is connected to mains water, and has its own micro sewage treatment plant whereas surface drainage is shared. However this should be checked by your solicitor before exchange of contracts. The property benefits from an air source heat pump for all heating and hot water. Underfloor heating to the ground floor













with radiators to the first floor.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not. There is a shared driveway. Easements for and against.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** B. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.







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