



Peter Clarke

1 Home Farm Barns Sandpits Road, Tysoe, Warwick, CV35 0SZ



- Grade II Hornton Stone Farmhouse Conversion
- Four Bedrooms & Two Bathrooms
- Dual Aspect Kitchen/Dining Room
- Sitting Room with Wood Burning Stove
- South Facing Walled Garden
- Garage & Off Road Parking
- Superb Village Location



Offers Over £700,000

Nestled in the charming village of Tysoe, Warwick, this delightful Grade II listed four bedroom, three storey, semi-detached Hornton stone farmhouse conversion offers versatile accommodation and period features throughout. TYSOE is known for its picturesque countryside and friendly community, making it a wonderful place to call home. Residents can enjoy local amenities, including shops and schools, all within easy reach. The surrounding area offers beautiful walks and outdoor activities, perfect for those who appreciate nature. This property presents an excellent opportunity for anyone looking to settle in a tranquil yet vibrant village setting. With its generous living space and prime location, this house on Sandpits Road is not to be missed.

#### ACCOMMODATION

The entrance hall with flagstone floor and staircase leading to first floor. The sitting room is triple aspect with doors to garden, a feature fireplace with wood burning stove and stone surround. The kitchen/dining room has a large inglenook housing an Esse stove with twin ovens, a range of base, wall and drawer units with granite work surfaces, double Belfast sink and a central island with additional storage, integrated dishwasher and space for fridge. The utility room has a Belfast sink, space for washing machine, storage cupboard and door to cloakroom with wc and wash hand basin with under stairs storage cupboard. To the other side of the kitchen there is a rear entrance hall with hanging space for coats and a walk in pantry. The first floor landing has an under stairs cupboard and stairs to the second floor. The main bedroom has an open grate fireplace and surround, en suite shower room with shower, wc and wash hand basin. Bedroom two also has a fireplace including open grate and mantle, airing cupboard housing hot water cylinder. This room is currently used as a study/home office. To the second floor there are two further bedrooms and a bathroom. Outside, the south facing rear garden has an abundance of plants and shrubs and seating areas to enjoy the best of the sunshine and shade. To the rear of the house is a gravelled driveway, garage and parking for two cars.

#### 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 mains electricity, wate and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil fired central heating.

**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.

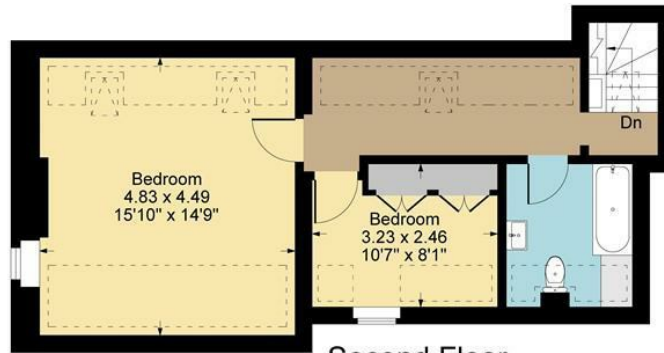
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band F.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** N/A

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



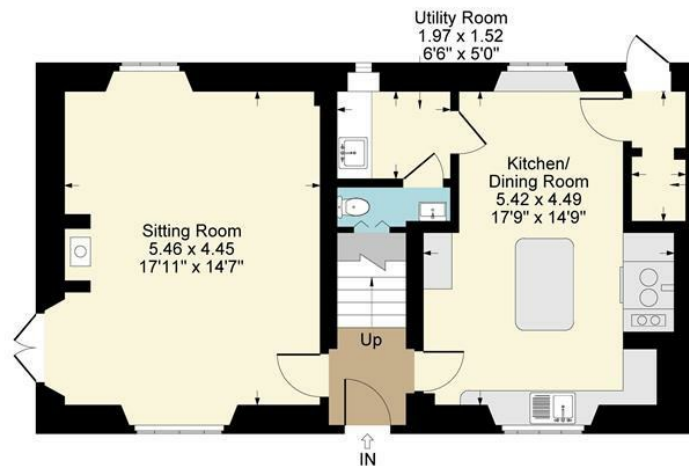
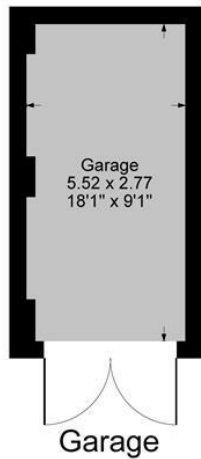
# 1 Home Farm Barns, Tysoe



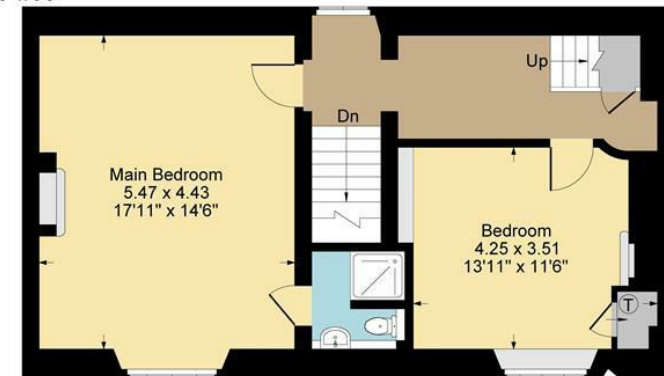
Second Floor

Approximate Gross Internal Area  
 Ground Floor = 59.55 sq m / 641 sq ft  
 First Floor = 58.80 sq m / 633 sq ft  
 Second Floor = 48.51 sq m / 522 sq ft  
 Garage = 15.29 sq m / 165 sq ft  
 Total Area = 182.15 sq m / 1961 sq ft

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



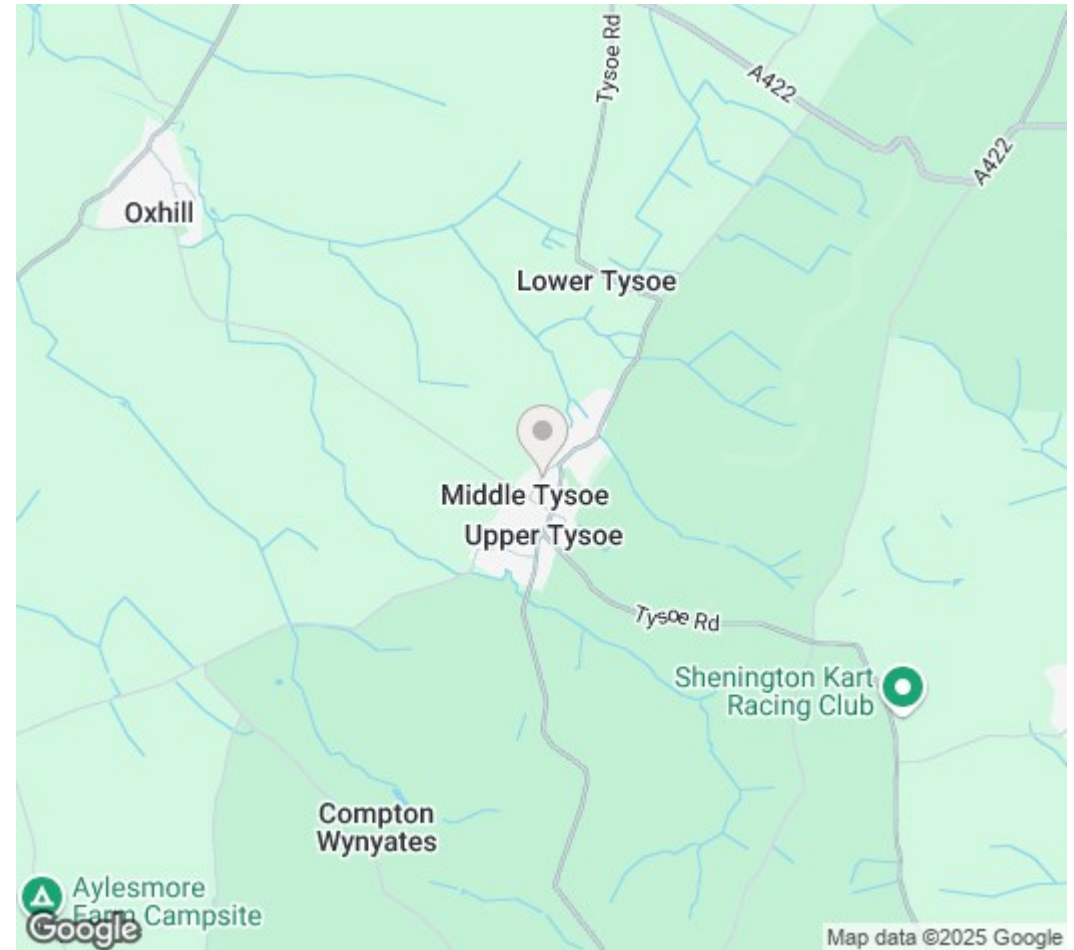
Ground Floor



First Floor







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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