



BOOTHROYD
& Company



Crew Farm Barn, Crew Lane, Kenilworth, Warwickshire, CV8 2LA

£825,000

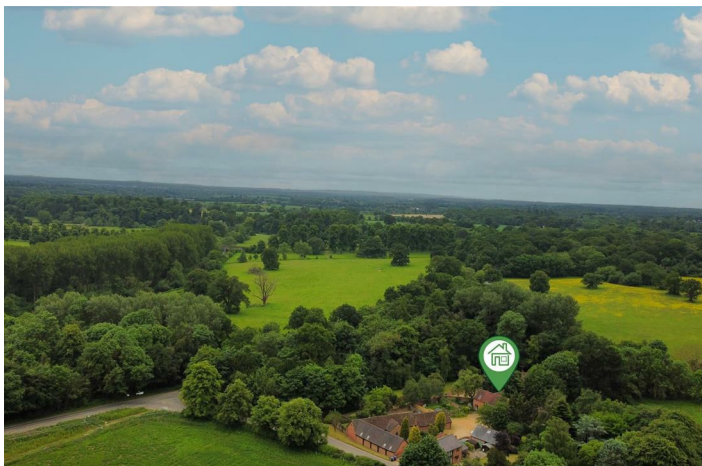
- Two Detached Barns Of Over 2,400sq ft
- Paddocks With Stables & Tack Room
- Plot Extending To 2 Acres
- Oil Fired Central Heating
- Available With No Onward Chain
- Offering a Wealth Of Original Features
- EPC Rating D - 58
- Extensive Rear Gardens
- A Unique Opportunity To Create A Beautiful Home
- Warwick District Council Tax Band G

Crew Lane, Kenilworth CV8 2LA

An unique opportunity to purchase Crew Farm Barn which consists of two detached barns with paddocks, stables and tack room. All on the same title they are situated within this exclusive development at the end of Crew Lane, near Kenilworth. Offered with no onward chain the buildings present any buyer the prospect of developing a quite magnificent and individual family home set within extensive grounds(STPP). The main barn has a stunning open plan lounge and dining room with oak flooring, a study area and a fitted kitchen and utility room. On the first floor is a large mezzanine with open views to the rear and two bedrooms and bathrooms. The Little Cottage has a dining hallway with wood burning stove, lounge, kitchen and cloakroom. To the first floor is a further mezzanine landing, bedroom and bathroom. To the front is ample parking and generous rear gardens to both properties. A driveway across the front of the barns lead to the paddock with a stable block and tack room. The overall plot extends to 2 acres. A genuine once in a lifetime opportunity to create the house of your dreams...and with a paddock.



Council Tax Band: G



CREW FARM BARN

ENTRANCE

You enter into a small vestibule area with coir matting and stripped wood flooring.

DINING AREA

With stripped wood flooring, exposed beams throughout, French doors with matching side light windows, downlighters, stairs to the mezzanine landing, radiator and exposed brick walls.

SITTING ROOM

21'5" x 32'9"

Continuation of the wood flooring, wood burning stove set on a flagstone hearth, radiator, exposed beams and brickwork, full height window and opening into the study area.

STUDY

5'1" x 12'9"

With windows onto the rear and side gardens, stripped flooring, vaulted and beamed ceiling and a radiator.

KITCHEN

14'5" x 13'8"

With tiled flooring and fitted with a range of shaker style wall and base units. The base units have a wood block effect roll topped worksurface with a corner double bowl sink unit set beneath the double glazed windows to the fore. Integrated oven, fridge freezer, halogen hob and dishwasher. Tiling to splashbacks, extractor canopy and radiator. Door onto rear garden and utility.

UTILITY

5'1" x 9'10"

With quarry tiled floor, wash hand basin, pantry, wall and base units, washing machine and window to the rear garden

MEZZANINE

21'5" x 13'6"

With an amazing vaulted ceiling and full height windows to the front and rear elevations. Doors off to

MASTER BEDROOM

10'4" x 13'5"

With vaulted ceiling with exposed beams, school house radiator, wardrobes and a door into the ensuite.

EN-SUITE

With a shower cubicle, vanity unit and a close coupled wc. Velux window and a cabinet.

BEDROOM TWO

10'4" x 13'1"

A vaulted ceiling with exposed beams, velux window, school house radiator and a bank of fitted wardrobes.

BATHROOM

Fully tiled with a bath, wash hand basin and a close coupled wc.

THE LITTLE BARN

SNUG

With a tiled floor, dog leg staircase rising to the first floor landing with a window on the turn. A focal point is provided by an exposed brick chimney housing a large log burner. Exposed beams and an opening into the fitted kitchen

FITTED KITCHEN

Fitted with a range of modern wall and base units. The base units have a tiled worksurface with wooden trim. Appliances include a washing machine, dishwasher, refrigerator and an oven and hob. There is a hatch through to the lounge area and a door into the cloakroom

CLOAKROOM

With a low flush wc and wash hand basin.

LOUNGE

22'6" x 9'9"

Two French doors onto the rear garden, vaulted ceiling and exposed beams.

LANDING

12'8" x 12'0"

Vaulted ceiling with exposed beams and exposed brick chimney brest. Window with attractive views and doors off to

BEDROOM

11'11" x 8'7"

Vaulted ceiling with exposed beams and a window to the rear

BATHROOM

With tiled splashbacks and fitted with a coloured suite that comprises a panelled bath with shower over, pedestal wash hand basin and a close coupled wc. Heated towel rail.

PARKING

Located at the head of this exclusive development there is ample parking to the front of the property for a number of vehicles.

GARDENS

Currently both Crew Farm Barn and The Little Barn have individual and well proportioned gardens. Both have patios directly off the property with the remainder of the gardens laid to lawn.

PADDOCK

A five bar gate to the side of The Little Barn lead to the paddock along with stabling and a tack room. Rarely do properties offer an adjacent paddock.

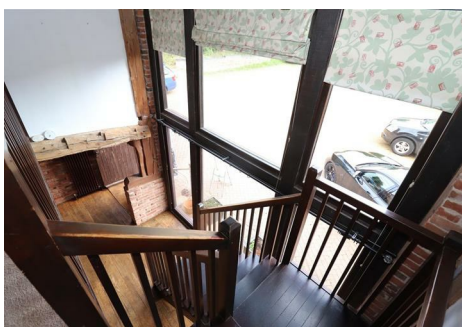
HIGH SPEED RAIL II

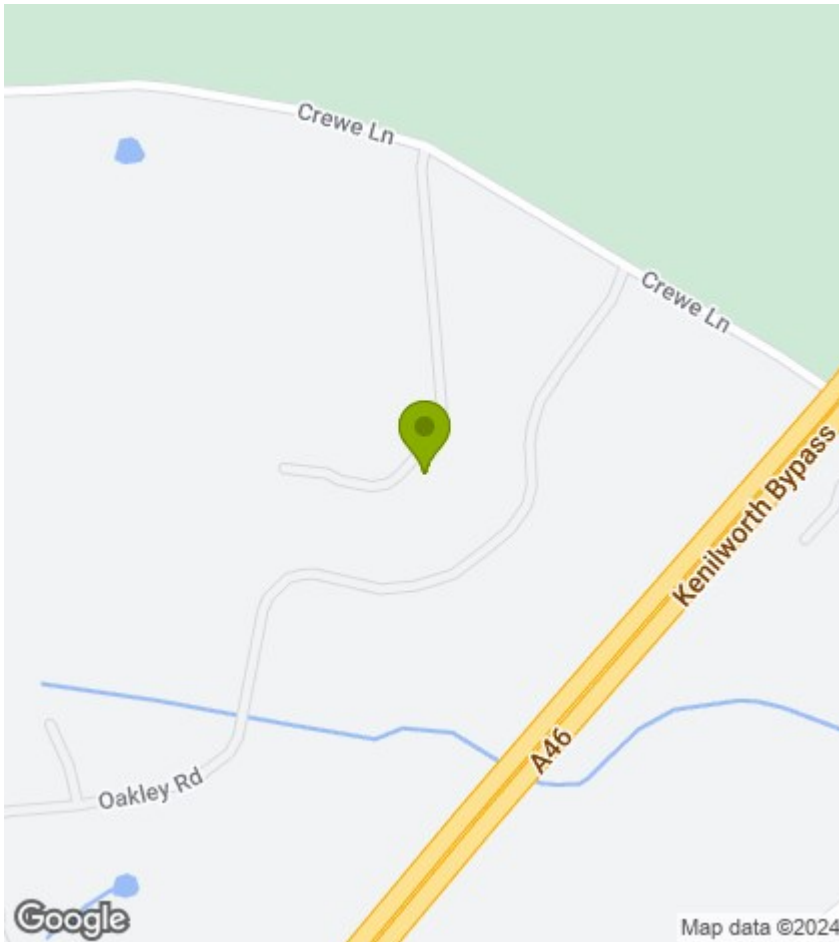
It is noted that Crew Farm Barn lies with 1/4 mile of the High Speed Rail Line which is currently under construction.

SERVICES

The property has mains electricity and water. The heating system is oil fired and the sewerage is by septic tank which is shared with two other properties and the cost of maintenance and clearance shared between the properties.







Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		75
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 81.4 sq. metres



First Floor

Approx. 62.5 sq. metres

