



The Granary

Hill Farm | Orton Lane | Sheepy Magna | Atherstone | Warwickshire | CV9 3NJ

FINE & COUNTRY

# THE GRANARY

*Welcome to The Granary, a charming countryside retreat nestled in the picturesque village of Sheepy Magna. This exquisite property offers a harmonious blend of traditional charm and modern comfort, making it an ideal home for those seeking tranquility and serenity. With its stunning surroundings and exceptional features, The Granary is a true gem awaiting its discerning owner.*



# GROUND FLOOR

---

Steeped in character and charm, The Granary boasts many beautiful features including wooden beams, stone flooring, oak doors and wood burning stoves. The spacious and inviting living areas are perfect for entertaining. Throughout the downstairs you are accompanied by cosy wood fireplaces, and plenty of natural light.

## Rooms

Lounge

Family room

Kitchen

WC/Shower room





Antique





# SELLER INSIGHT

“ Forming part of a small farmstead development in the glorious Warwickshire countryside is The Granary, a lovely four-bedroom barn conversion that also boasts a one-bedroom annex, a large garden and stunning countryside views.

“The original barn was built at some point in the 19th century and began life as a grain store,” says the owner. “It was knocked down and then rebuilt and transformed into this gorgeous home by the previous owners around the start of the millennium. Hill Farm is no longer a working farm, but the farmer still lives in the farmhouse and his daughter next door to us, and they still have sheep and horses and a variety of animals as hobbies, which are kept on the surrounding fields.”

“We moved here in March 2014, and I’d say that it was the location that proved to be one of the biggest selling points. We loved the rural setting and the feeling of living on a farm, without being on a working farm. In terms of the house itself, it’s one of a kind and full of character. The exterior has been designed sympathetically to maintain a barn feel but with modern practicality, and inside, although it retains features such as the lovely old beams, it’s a house that’s been beautifully designed for modern living.”

“Other than keeping it well maintained, we haven’t had to make any major alterations to the house itself, but the annex was a blank canvas used only for storage, so we decided to transform it into a luxurious self-contained guest suite, which our family argue over who gets to stay in it. It could also make a fantastic home office if desired and enable people to work from home without being in the main house.”

“The garden is another feature we love and it’s amazing in the summer for BBQs and enjoying the evening sunsets. We have a courtyard at the front that gets the sun through the late morning and afternoon, and the rear garden has multiple seating areas so breakfast, lunch and dinner can all be enjoyed outside. If shade is required, the summer house is a great escape.”

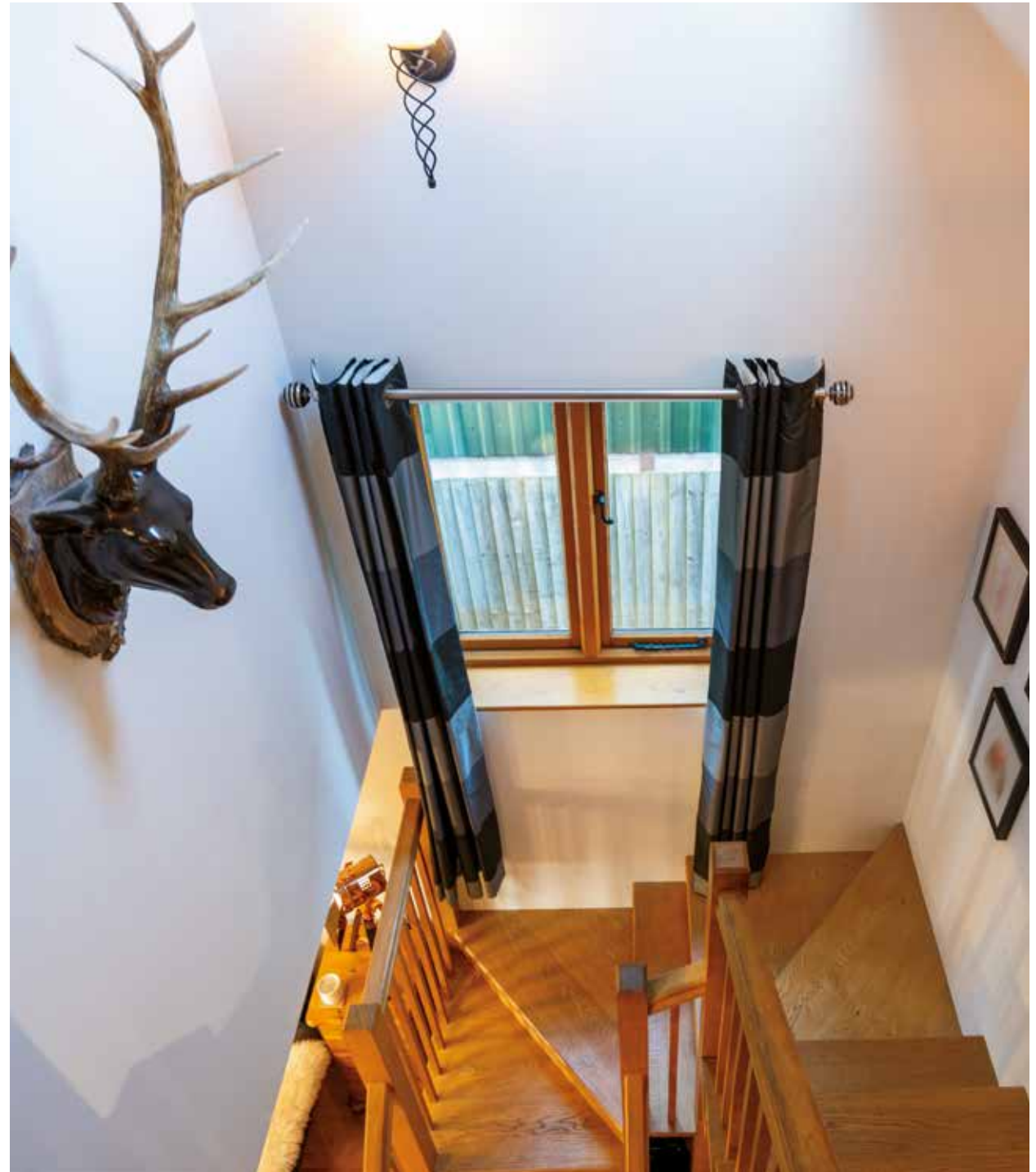
“The kitchen is a fabulous room for entertaining. It’s lovely in the winter with the stove lit, and it has been the centre of many get-togethers with family and friends.”

“Our surroundings are very rural so we have fantastic walks and cycling routes quite literally on the doorstep. There’s a good variety of pubs and restaurants to suit all price ranges nearby, and another big pull for us was that fact that the schools in the local catchment area are all rated good or outstanding, and there’s a free school bus that collects from the bottom of the farm track to the local secondary school in Market Bosworth.”

“We’ve hosted so many family Christmases and New Year celebrations here, and the house looks amazing when it’s festooned with festive decor. The garden has also been the scene of lots of summer parties including a tipi campout for ten teenage girls!”

“Hill Farm is a truly unspoilt and special location and we’ve loved living here for the past nine years,” says the owner. “We’ve made many happy memories which we will never forget, and it has been a wonderful place for our daughter to grow up and experience watching the farm change through the seasons and even help deliver some lambs!”\*

\* 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.



## The kitchen

At the heart of the home, the kitchen at The Granary is equipped with high-quality appliances and ample counter space, this gourmet kitchen offers both style and functionality. Prepare delicious meals while enjoying views of the countryside through the large windows. A perfect place for entertaining guests or enjoying intimate family meals.







# FIRST FLOOR

---

Ascend to the first floor, where tranquility awaits. The Granary offers four spacious bedrooms, each exuding warmth and comfort. The master bedroom is a true sanctuary, featuring an en-suite bathroom, where you can unwind while savoring breathtaking views. The remaining bedrooms are all well-appointed and offer ample space for relaxation, ensuring a comfortable night's rest for everyone.













# OUTSIDE

---

Nestled in a tranquil location, The Granary is set within a sprawling plot that backs onto open fields, providing breath-taking views of the surrounding countryside. The property sits on an expansive plot, allowing ample space for outdoor activities and recreation. Immerse yourself in the lush greenery of the well-maintained garden or host gatherings on the spacious patio, perfect for al fresco dining and entertaining. The Granary also benefits from a private driveway and a detached garage, ensuring convenient parking and additional storage.

The garage also features a unique luxury living accommodation above.











# LOCATION

---

Located in a picturesque neighbourhood, you'll have access to beautiful walks and parks right at your doorstep. An abundance of amenities you need within easy reach, including the gym, trusted doctors and dentists, delicious restaurants, some of the best Ofsted rated schools, walking trails great for dog walks on your doorstep and a nearby train station. The Granary, is where you can enjoy the perfect blend of urban convenience and serene tranquillity. The property is conveniently situated for Atherstone, Market Bosworth, Leicester, Birmingham and Tamworth.

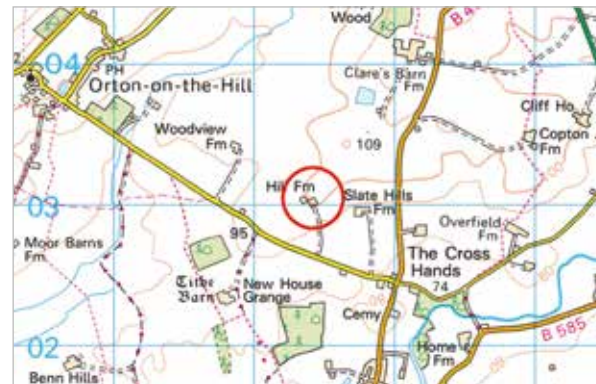




# INFORMATION

---

- Double electric garage with an incredible annex above and driveway for additional parking spaces
- A private rear garden that backs onto open fields and is located in beautiful Warwickshire countryside
- Outstanding beautiful home with character including rustic brickwork and beams throughout
- Located to offer peace and tranquillity but with an abundance of amenities nearby for urban convenience
- In the catchment for nearby rated good and outstanding schools
- Five bedroom, four bathrooms, three reception rooms
- Tenure: Freehold, EPC: C, Council Tax Band: F



*Price* £750,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 19.06.2023



# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



## RAVI KANDA PARTNER AGENT

Fine & Country Coventry  
07454 200 720  
email: ravi.kanda@fineandcountry.com

Ravi is a proactive and conscientious property professional. Before joining the company, he saw great success in working in the luxury lettings market in London's Mayfair. With a passion for marketing, delivering the highest level of customer service alongside understanding property sales processes, he is confident that he can sell your home for the best price, whilst supporting you from beginning to end and beyond.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

Fine & Country  
Friars House, Manor House Drive , Coventry, West Midlands CV1 2TE  
02476 500015 | [coventry@fineandcountry.com](mailto:coventry@fineandcountry.com)

