



4 Bed Barn Conversion

The Barn House Longbridge
Farm
Longbridge
Warwick
CV34 6RB


MARGETTS
ESTABLISHED 1806

Price Guide £650,000

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With charming views across the Castle Estate this delightful and extremely well presented 4 double bedroom semi detached barn conversion offers immense character having been refurbished to a high standard having gardens and River Avon views.

Entrance Porch

Oak front door with double glazed leaded light insert and side panels with leaded light inserts opens to the entrance porch with radiator.
Travertine flooring, double glazed window and a wooden latch door opening to the cloaks cupboard with a range of coat hooks.
Travertine floor and a double glazed window to the side.

Double opening wooden doors with glazed panels opening to the reception hall.

Reception Hall

with Travertine floor, under floor heating and wooden latch door to understairs storage cupboard, feature beams above the doorway leading to the lounge.

Lounge

18'8" x 18'11"
with wooden flooring, wiring for 6 wall lights, double glazed window and double glazed French door with matching side panels opening to the walled garden, two radiators, corner woodburning stove on slate hearth, multi burn heater, t.v. point.

Orangery

17'5" x 14'11"
This amazing quality addition provides added living space with double glazed window and doors, beautiful wood topped floor and central ceiling antrum.

Double opening glazed doors to the open plan kitchen/diner.

Kitchen/Diner

20'10" x 17'6" max (reducing to 15'1")
this delightful open plan room comprises:

Dining Area

with Travertine floor, under floor heating, radiator, downlighters, double glazed French doors with matching side panel overlooking the front of the property, wooden latch door opening to the ironing board store and housing the fuse board. Further wooden latch door opening to the storage cupboard housing the water storage tank. Archway to the kitchen.

Luxury Fitted Kitchen Area

with an attractive range of units incorporating granite work surfaces with 1 1/4 bowl sink with mixer tap, recess for a Range style cooker, eye level wall cupboards incorporating a plate rack and display shelf, cooker hood above cooker recess, two tall larder cupboards incorporating the Zanussi electric oven and fridge and freezer, integrated Zanussi dishwasher, wine rack, island unit with granite work surfacing and units under with double power point to the side. Double glazed window affording views across to the Castle Estate, three double glazed Velux rooflights, wiring for wall lights, part exposed brick wall, Travertine flooring, under floor heating, wooden door with latch to the utility room.

Utility Room

6'11" x 4'9"
with Travertine floor, work surfacing, space and plumbing for washing machine, space for tumble dryer, radiator, extractor fan, downlighters, rooflight, wooden door with latch to cloakroom.

Cloakroom

with low level WC, wash hand basin, heated towel rail and Travertine floor.



First Floor Landing

Staircase with natural wood finish balustrades leads to the first floor landing with downlighters, two double glazed Velux rooflights and access to the roof space.

Master Bedroom Suite

12'11" x 12'1"

with double glazed windows affording views across the Castle Estate, radiator, t.v. point, access to roof void, wooden latch door to the en-suite.

Luxury En-suite Shower Room

with large corner shower cubicle with multi nozzle body jet shower and screen, wash hand basin set into vanity unit with cupboards beneath and tiled splashbacks, double glazed window, low level WC with concealed cistern, tiled floor and downlighters. Wooden latch door to the dressing room.

En-suite Dressing Room

6'3" x 4'3"

with hanging rail and shelf. Measurements are partly under the eaves.





Bedroom Two

13'6" x 12'1" max

with attractive angled ceiling and feature beams, double glazed window affording views to the front, radiator and downlighters, range of quality fitted wardrobe cupboards with hanging rails and shelf.

Bedroom Three

12'4" x 6'9"

with double glazed window affording far reaching views to the front, radiator.

Bedroom Four

11'8" x 8'7"

with double glazed window and radiator.



Bathroom

refurbished to a high standard with large 'P' shaped bath having mixer tap and adjustable shower over, 'L' shaped vanity units with 'his' and 'her' wash basins with mixer taps and base units under, low level WC with concealed cistern, tiled splashbacks, tiled floor and heated towel rail.

Garden

To the side of the property is a small walled patio with covered areas, and an arch with gates, gives access to the lawn at the front. Large storage shed for garden equipment and tools.

To the front of the property is a lawned garden with boundary fencing and pebbled area suitable for parking set behind gates.



Office/Study/Gym

13'5" x 8'5"

with double glazed window, single glazed French doors, downlighters and electric panel heater.

GENERAL INFORMATION.

Property is Freehold.

Has Mains Water and Electric,

Shared Septic Tank with The Stables.

Access via driveway which requires a contribution for its maintenance.





**The Barn House Longbridge Farm, Longbridge, Warwick,
CV34 6PB**



Ground Floor

Approx. 113.5 sq. metres (1221.6 sq. feet)



First Floor

Approx. 73.6 sq. metres (791.9 sq. feet)



Total area: approx. 187.1 sq. metres (2013.4 sq. feet)

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		

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