

Pig Trot Lane, B94

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## Pig Trot Lane, B94

Situated on a tranquil lane in the picturesque hamlet of Danzey Green, Hill Barn is a breathtaking four-bedroom character barn conversion. Seamlessly blending historic charm with contemporary style.

- Double garage, parking and electric car charging
- Short walk to Danzy green train station
- Separate Office/Studio above garage
- Quiet rural location



Welcome to Hill Barn, where the charm of history meets the ease of modern living. This Grade II listed, four-bedroom barn conversion exudes rural elegance; gracefully positioned in a peaceful countryside setting that will soothe your soul. It's the kind of home where every detail, from the exposed beams to the sleek to the contemporary finishes, has been thoughtfully considered to balance timeless character with present-day comfort.

### Ground Floor

Step inside the spacious hallway, where the warmth and texture of the exposed brick feature wall instantly welcomes you. Oak and glass doors lead into the expansive open-plan lounge and dining room, flooded with natural light with solid oak floors and feature beams providing a sense of comfort and history. The space is bathed in natural light, courtesy of the glazed extension and bi-fold doors that open onto the patio and garden, providing a seamless indoor-outdoor flow. There is plenty of room for ►





- a large family dining table, along with an extra seating or lounge area. The cosy sitting area, with its brick fireplace and log burner, creates the perfect spot to unwind in the evenings.

The kitchen, just off the dining area, is a blend of traditional and modern; featuring a Belfast sink, new windows overlooking the south-facing garden, and a range of wooden cupboards and drawers topped with a wooden worktop. There's also space for a large American-style fridge freezer.

Conveniently located off the hallway is a cloakroom that doubles as a laundry room, with a cleverly hidden washing machine and utility space, meeting all the demands of modern living.

#### First Floor

The main bedroom suite is a true sanctuary, reminiscent of a boutique hotel. Vaulted ceilings, exposed beams, and Farrow & Ball hues combine to create a serene space, complete with an ensuite shower room that boasts underfloor heating and a luxurious walk-in drencher shower.

There are three further bedrooms—two of which are double in size, with one benefiting from its own ensuite shower room. The back bedroom is a standout, with floor-to-ceiling glass feature windows equipped with cleverly hidden blinds. The fourth bedroom offers flexibility, making it ideal as a dressing room, office, or nursery.

The family bathroom, modern and stylish, features a shower-over-bath, vaulted ceiling, and exposed beams. The first floor also provides spectacular countryside views.

#### Outside Space

The large south-facing garden is bathed in sunshine and includes a private paved patio area, a lawned garden with beautifully stocked borders that burst with colour in the warmer months, and side access to the front of the property.

Across the lane, you'll find a driveway and garage with parking for up to four cars, complete with an electric car charger. Adjacent to the driveway is a vegetable patch and greenhouse, all with sweeping views of the beautiful Warwickshire countryside.

The double garage can be used as a home gym, offering ample storage space.

Upstairs, there's a bright and airy room with two large Velux windows and underfloor heating, perfect for use as an office, studio, or music room.

#### The Area

A small rural Hamlet, Danzey Green embodies the essence of the English Countryside, offering its residents unparalleled views, scenic walks, and a touch of medieval history. Located just a short distance between the beautiful villages of Tanworth-in-Arden, with its award-winning pub on the green "The Bell", and the thriving Tudor village of Henley-in-Arden with many shops, cafes and restaurants.

#### Things to do

The area offers a wealth of attractions, including two National Trust parks - Packwood House and Baddesley Clinton - along with the family-favourite Umberslade Adventure park. For sports enthusiasts, Ladbroke Park Golf Club is just around the corner.





LOCATION



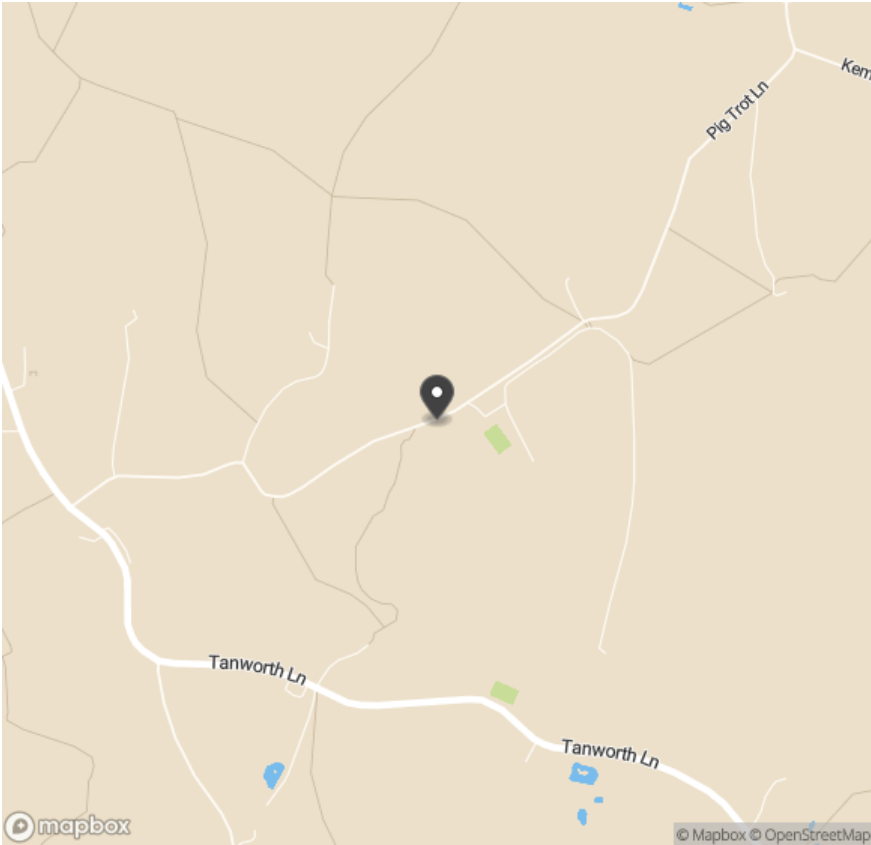
ENERGY PERFORMANCE  
CERTIFICATE (EPC)

Current: **TBC**

Potential: **TBC**

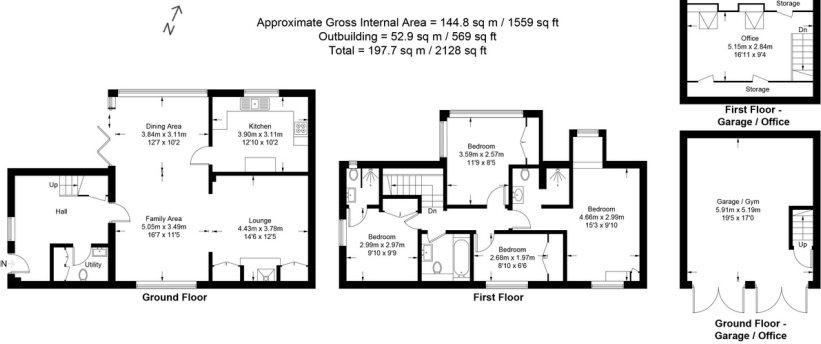
FLOOR PLAN

2128 sq ft (197 sq m)



Pig Trot Lane, Tanworth-in Arden B94

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