



# Barnacle Hall

Shilton Lane, Shilton, Coventry, Warwickshire, CV7 9LH

**BROWN & CO**



## Barnacle Hall, Shilton Lane, Shilton, Coventry, Warwickshire, CV7 9LH

### A superb rural retreat comprising of two characterful dwellings

Barnacle Hall is a superb rural retreat comprising of two characterful dwellings, complemented with a brick and tiled building and an extensive range of portal framed livestock buildings, with a range of alternative uses, such as equestrian or further development, subject to the appropriate consents. The property is Grade II listed.

The whole property totals 23.23 acres.

**FOR SALE BY PRIVATE TREATY**

Available as a whole



### ORIGINS AND ARCHITECTURE

The origins of Barnacle Hall can be traced back to the medieval period, with parts of the building believed to date back to the 16th Century. Barnacle Hall is likely to have served as a Manor House for the local landowner and is a classic example of English vernacular architecture with timber framing and brick work. It is believed that there were additions made to The Hall during the 17th and 18th centuries, which introduced some Georgian elements, while at the same time, maintaining its medieval character.

### LOCATION

Barnacle itself is a small settlement with a history stretching back to The Domesday Book of 1066. Historically, the area was part of the Newnham Paddox Estate at Monks Kirby.

The name 'Barnacle' is believed to derive from Old English referring to "a clearing near a barn".

Barnacle is located within close proximity with easy access to the motorway network via the M6 and M69, which gives excellent access to the Coventry, Birmingham and Leicester conurbations.





## ACCOMMODATION

The accommodation at Barnacle Hall can be summarised as follows:

### Ground Floor:

Barnacle Hall is entered by the characterful hallway, with its beamed ceiling and part timbered framed walls, together with a mixed floor of quarry tiles, parquet floor and a Terrazzo tiled floor.

### Doors leading to:

Study/Office: - 4.56m x 2.40m with quarry tiled floor and exposed stone walls.

Snug: - 4.01 m x 3.73m (max) with beamed ceiling and cast-iron fireplace, cupboard off and door to cellar.

Lounge: - 4.97m x 7.47m (max) 5.38 m (min) with feature brick fireplace and exposed beams.

Downstairs Bathroom: - with claw footed bath, pedestal wash basin, low-flush W.C and beamed ceiling.

Dining Room: - 5.04m x 4.22m with timber framed walls, beamed ceiling and Victorian style cast iron fireplace, with cupboard either side and Parquet floor.

Utility Room: - 5.09m x 4.54m with exposed stone fireplace, blue glazed quarry tiled floor, beamed ceiling, Worcester oil-fired boiler and plumbing for washing machine.







Kitchen : 5.38m x 2.92m with an oil-fired Rayburn Royal, fitted kitchen units with single stainless-steel drainer, plumbing for washing machine/dishwasher and a Terrazzo tiled floor.

Cellar: From the ground floor, there is access to the cellar.

First Floor:

Landing with access to Bedrooms and Bathroom and balcony to ground floor:

Bedroom One: - 5.08m x 4.07m with timber framed walls and Victorian style cast iron fireplace.

Bedroom Two: - 5.20m x 4.93m with timber panelled walls, beamed ceiling and Victorian cast-iron fireplace, with access to 'Jack and Jill' en-suite Bathroom and access to wall cupboard.

'Jack and Jill' Bathroom: - 3.35m x 3.20m with claw foot bath, low flush W.C and pedestal wash basin, airing cupboard and doors to two Bedrooms.

Bedroom Three: 4.62m x 3.53m with timber framed walls.

Bedroom Four: - 5.39m x 5.17m with timber framed wall, stone fireplace, Ensuite with shower cubicle, low flush W.C. and pedestal wash basin.

Bedroom Five: - 5.84m x 5.35m with beamed ceiling and feature fireplace and adjoining Bathroom.

Bathroom: - 4.85m x 2.37m with corner bath, pedestal washbasin and low-flush W.C

#### THE OAK HOUSE

A detached barn conversion within the curtilage of the Barnacle Hall farmstead, which was converted to a separate







residence in the early 1990's. The accommodation can be summarised as follows:

**Entrance Hall:** Doors leading to kitchen, lounge, and downstairs W.C with timber staircase to first floor, together with understairs storage.

**Lounge:** - 4.96m x 4.90m with double doors opening to rear courtyard.

**W.C:** With pedestal wash basin and low-flush W.C.

**Kitchen:** - 4.92m x 2.73m with fitted floor and wall units, with single sink and drainer, part tiled splash back, fitted Creda twin electric cooker, tiled floor and door to utility room.

**Utility Room:** 3.66m x 2.60m with fitted floor units and single stainless-steel sink with drainer, plumbing for washing machine, Worcester oil-fired central heating boiler, door to shower room with Triton T80 Eco shower. Door to rear courtyard.

**First Floor:**

Split level timber landing leading to Bedrooms and Bathroom

**Bedroom One:** - 5.17m x 5.03m with beamed ceiling and skylight

**Bedroom Two:** - 5.06m x 2.52m with beamed ceiling and skylight

**Bathroom:** - 2.61m x 2.40m with low-flush W.C, panelled bath and pedestal wash basin and airing cupboard





## FARM BUILDINGS

An extensive range of traditional and modern buildings with a wealth of alternative uses subject to the appropriate consents.

Building One: Traditional barn of brick and tile construction.

Building Two: Five bay portal framed livestock building with lean-to.

Building Three: Four bay portal framed building with additional single bay workshop.

Building Four: Six bay portal framed livestock building with earth floor.

Building Five: Six bay Dutch Barn with three bay lean-to.

Building Six: Four bay portal framed agricultural storage building.

Building Seven: Silage Clamp.

Building Eight: Five metal sheeted grain silos.

## THE LAND

The land is all down to permanent pasture and would be suitable for the grazing of livestock.

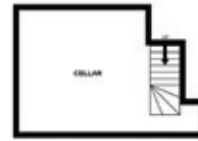
## GENERAL REMARKS AND STIPULATIONS:

**What3words Location:** ///sleep.mobile.post

**Tenure and Possession:** The property is sold freehold and with vacant possession upon completion of the purchase.

## BARNACLE HALL

*For illustrative purpose only -  
Not to scale*



Basement



Ground Floor



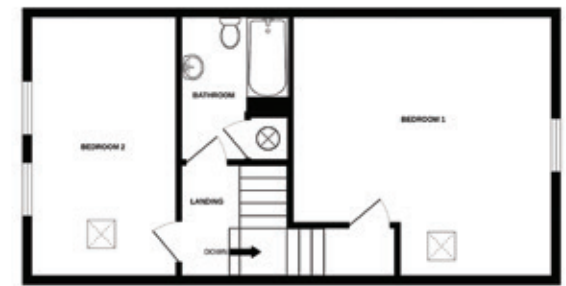
First Floor

## THE OAK HOUSE

*For illustrative purpose only -  
Not to scale*

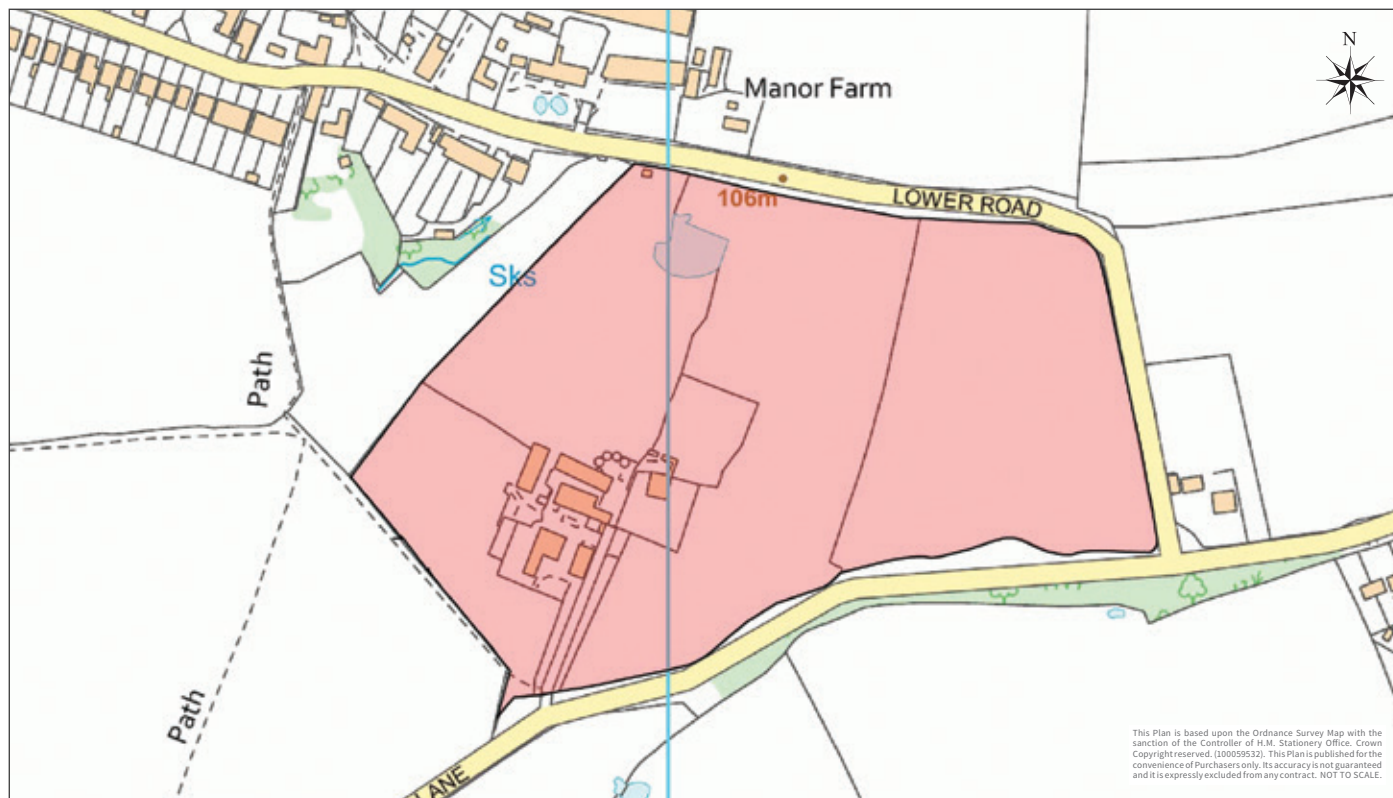


Ground Floor



First Floor





**Method of Sale:** The property is being offered for sale by private treaty.

**Services:** Mains water and electricity are connected to the property and drainage is to a private system.

**Authorities:** Rugby Borough Council and Warwickshire County Council.

**Arbitration:** Should any dispute arise between the vendor and the purchaser upon any point whatsoever (not involving a question of law) arising out of the Remarks and Stipulations, Particulars of Plan or as to the interpretation thereof, the matter in dispute shall not annul the sale, but shall be referred to the arbitration of the agents, whose decision shall be final and binding on all parties to the dispute and in every such arbitration the agents shall decide how the cost of such reference shall be borne.

**Listing Status:** Barnacle Hall is Grade II listed. Entry number:1365107.

**Wayleaves, Easements and Right of Way:** A public footpath comes down the drive and through the property. Otherwise, the property is sold subject to and with the benefit of any wayleaves, easements or rights of way, whether mentioned or not.

**Fixtures and Fittings:** All items in the written text of these particulars are included in the sale. All other items are expressly excluded regardless of inclusion in any photograph. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

**Additional Land:** An additional 7 acres may be available subject to satisfactory negotiations.

**Overage Clause:** An overage clause of 30% for a period of 30 years will be imposed on the property for any commercial or residential change of use.

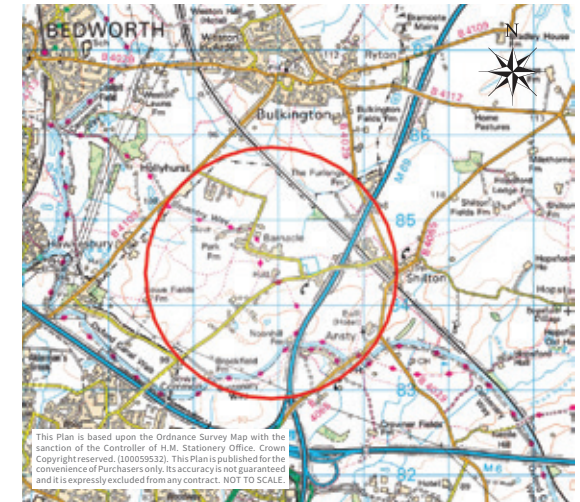
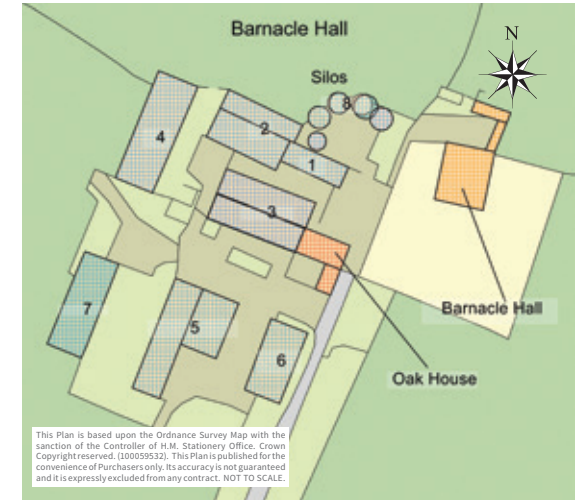
For the avoidance of doubt, this will be triggered by an agricultural or equestrian change of use or any change of use which involves the footprint of any existing buildings.

**Money Laundering Regulations:** Prior to a sale being finalised, prospective purchasers will be required to produce identification documents. Your co-operation with this will be appreciated, as this is in order to comply with Money Laundering Regulations and will assist with the smooth progression of the sale.

**Plans and Particulars:** These are believed to be correct, but their accuracy is not guaranteed, and no claim can be admitted for any errors or discrepancies.

**Further Enquiries and Viewings:** For further information and an appointment to view, please contact Richard Newey on 0116 2814931.





#### IMPORTANT NOTICES

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