



**EARLES**  
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**Manor Barn, Ardens Grafton,  
Alcester, B49 6DR  
Offers In Excess Of £585,000**

Address: 21 High Street, Alcester, Warwickshire, B49 5AE - Email: [info@earlesgroup.co.uk](mailto:info@earlesgroup.co.uk) - Telephone: 01789 330 915

An excellent opportunity to purchase a Grade II beautifully presented three bedroom barn conversion, originally built in the mid 1800's and converted in the early 90's. The property is arranged over two floors and briefly comprises of; spacious dining hall, living room, kitchen/breakfast room, utility and downstairs WC. To the first floor are three good sized bedrooms, en-suite to the master and a family bathroom. Outside to the rear and side are mature gardens to be enjoyed with open countryside views, also a larger than average double garage with a bedroom/office over.

#### Entrance Hall

7'5" x 2'11" (2.28m x 0.9m)

Having a timber framed glazed door with flagstone flooring, single panel radiator and a cupboard housing a newly fitted consumer unit. A timber framed glazed door invites you into;

#### Dining Hall

11'6" x 17'10" (3.52m x 5.45m)

A lovely spacious area having exposed timbers to the ceiling, timber staircase rising to the first floor, four timber casement windows to the front elevation, a single panel radiator and a door leading to;

#### Living Room

19'3" x 12'5" (5.88m x 3.8m)

Being dual aspect, having timber casement double glazed French doors leading to the side garden. A stone built fireplace with stone hearth, one wall being of stone and a single panel radiator.

#### Kitchen/Breakfast Room

9'4" x 13'1" (2.87m x 4m)

Having a range of wall/base units with laminate worktops over, stainless steel sink with mixer tap over and draining board. Neff electric induction hob, a Bosch double fitted oven and space for dishwasher, fridge and freezer. Timber framed double glazed windows to the rear elevation, tiled ceramic floor and ceramic tiles to splash-backs. Door leading to;

#### Utility Room & WC

8'4" x 5'10" (2.55m x 1.79m)

Having a ceramic tiled floor, a range of wall/base units with stainless steel sink and mixer tap over. Space and plumbing for a washer/dryer. Door leading to WC, having a wall mounted single panel radiator and timber framed window to the front elevation.

#### First Floor

##### Gallery Style Landing

12'1" x 9'6" (3.69m x 2.91m)

With a solid timber hand rail, cupboard housing a recently fitted Worcester Bosch Combination boiler and doors leading to the first floor rooms.

#### Bedroom One

13'5" x 11'7" (4.093m x 3.55m)

Generously sized master bedroom with Velux window and timber framed double glazed window overlooking the rear garden and open countryside views. Two fitted double wardrobes, a single panel and double panel radiator and door leading to;

#### En-suite Shower Room

8'4" x 6'6" (2.56m x 2m)

Having a Velux window, tiles to all four walls, a WC, hand basin, bidet, single shower and a single panel radiator.

#### Bedroom Two

12'10" x 12'2" (3.93m x 3.71m)

Having a double wardrobe, timber casement double glazed window to the side elevation with a double panel radiator below.

#### Bedroom Three

7'4" x 9'10" (2.25m x 3m)

A generously sized single bedroom, having a timber casement double glazed window with open countryside views and a single panel radiator below.

#### Family Bathroom

7'11" x 7'2" (2.42m x 2.19m)

Having ceramic tiles to all four walls, bath tub with mixer tap over and shower head. WC, handbasin and a single panel radiator.

#### Room Over Garage

16'4" x 12'11" (restricted head height) (4.98m x 3.94m (restricted head height))

A timber staircase accessed from the garden into a generously sized room above the garage which has a multitude of uses such as a study/guest bedroom. Having a Velux window and timber casement window to the rear elevation with open countryside views. Doors leading to storage within the eaves.

#### Double Garage

17'9" x 17'1" (5.43m x 5.23m)

Having two up and over doors, a timber casement window and timber door giving

pedestrian access to the rear garden. Also having power and lighting,

#### Outside

There are two parts to the garden, both being mainly laid to lawn with patio areas and well stocked borders. There is a private golden flint stone driveway with parking for several vehicles.

#### Additional Information

##### Services:

Mains drainage, electricity and water are connected to the property. The boiler is gas fired which runs off LPG.

##### Tenure:

The property is Freehold. Vacant possession will be given upon completion of the sale.

##### Council Tax:

Stratford-on-Avon District Council - Band F

##### Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

##### Viewing:

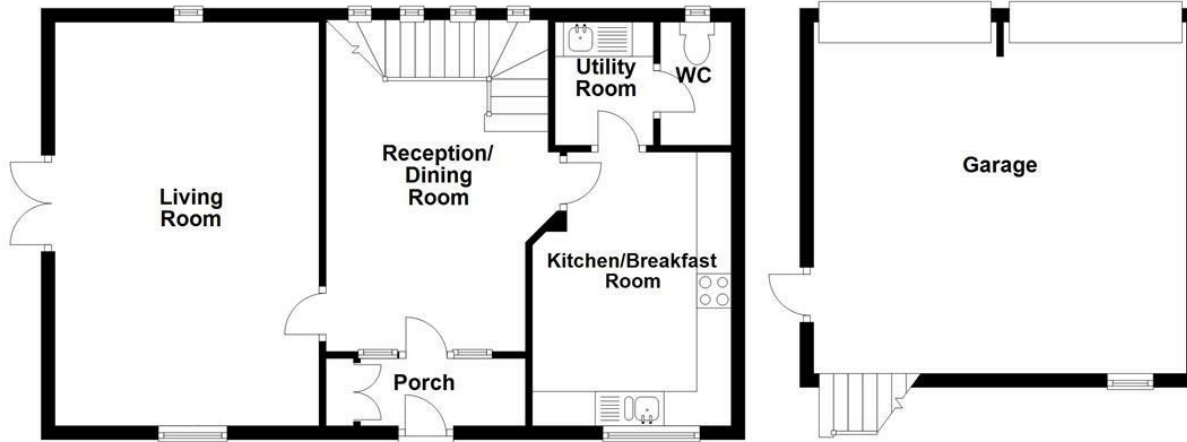
Strictly by prior appointment with Earles (01789 330 915/01564 794 343).

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### Ground Floor

Approx. 85.4 sq. metres (919.2 sq. feet)



### First Floor

Approx. 85.9 sq. metres (925.1 sq. feet)



Total area: approx. 171.3 sq. metres (1844.3 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.  
Plan produced using PlanUp.

