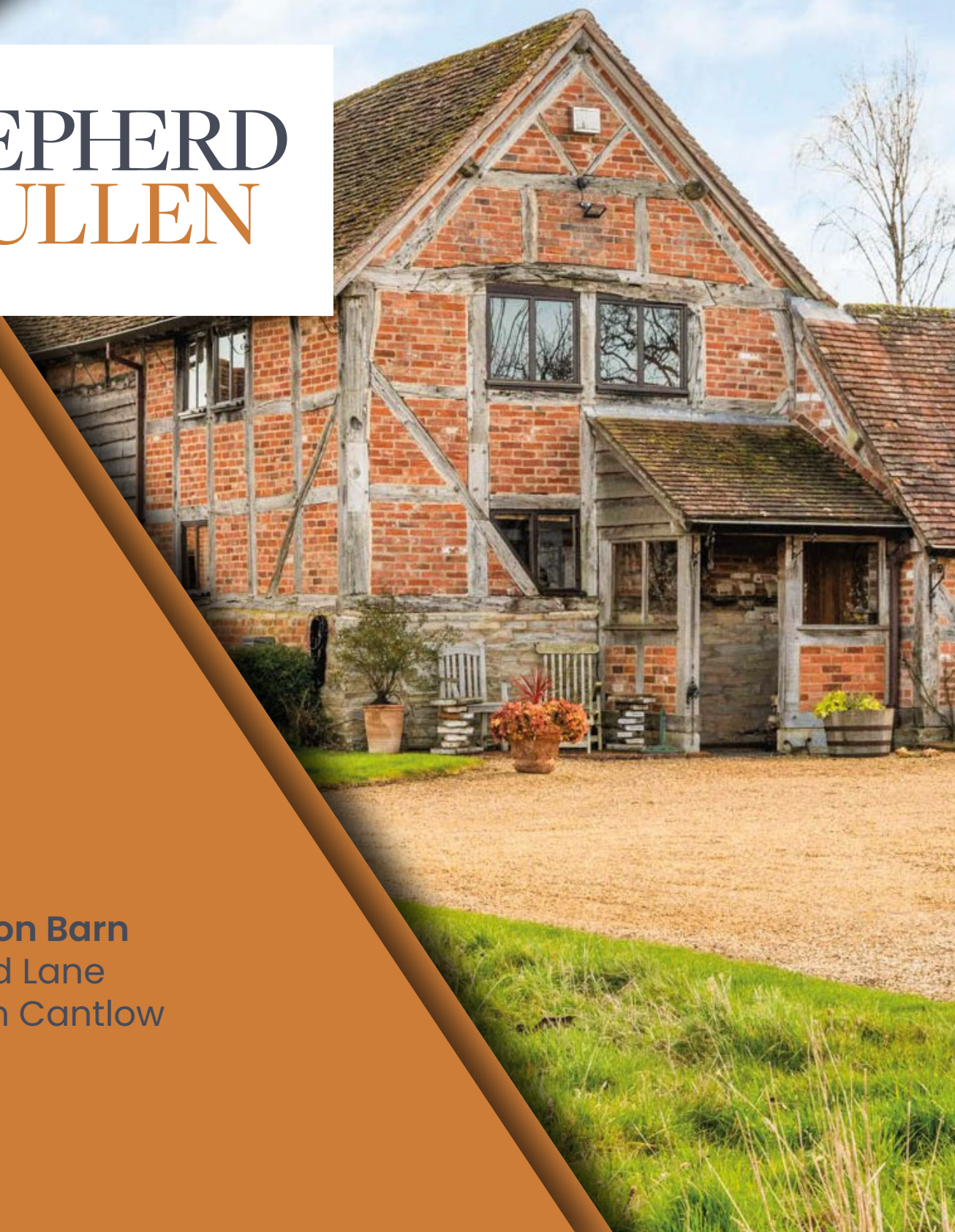


SHEPHERD CULLEN

Mutton Barn
Wood Lane
Aston Cantlow





Mutton Barn – a charming, detached barn conversion that stands proudly within 1.6 acres of garden and paddock land. The property has been immaculately cared for over the last 36 years and is most privately located in the idyllic rural village of Aston Cantlow, enjoying views of the surrounding countryside from all elevations.

Upon approach, the gravelled driveway passes the established lawns and mature pond up to the main barn and detached garaging, providing a glimpse of the paddock and further surrounding farmland. The timber frame and attractive brickwork immediately sets a precedent of the characterful features found throughout the property.

Through the inviting porchway, the solid wooden front door leads into the welcoming entrance hall with an elevated ceiling height, feature oak beams and exposed brick work. The warming wooden floor leads into the open plan breakfast and living area, where the log burner instantly makes you feel at home.





This main reception room is a tremendous living space to enjoy at all times of the day, with a copious amount of natural lighting, in addition to the wonderful views of the established rear garden and continuing fields beyond. The country style fitted kitchen benefits from plentiful storage, work top space and AGA cooker. The separate utility room and cosy study are situated adjacent to the kitchen.





There are three bedrooms to the ground floor, including two delightful single bedrooms, each with a built-in wardrobe and use of the family bathroom. The principal bedroom is also situated on the ground floor with feature wooden beams through to a dressing room with multiple fitted wardrobes and a separate ensuite shower room. The solid made to measure oak doors are found throughout the property.

The staircase ascends to the first floor up to a wonderful sitting room with a galleried landing and a large central window, overlooking the garden. A sense of warmth is created in this wonderful reception room by the log burner and the elevated ceiling height and exposed beams are to be admired, creating a versatile living space to entertain or simply unwind in the evening. There is a further double bedroom to the first floor, situated just off the sitting room completing the living accommodation at Mutton Barn.

Garaging

Externally, the detached triple garage is a great space for storing up to three vehicles with a vehicle inspection pit built into the garage space, ideal for any car enthusiasts! There is a staircase that ascends up to the fully boarded loft space, creating further storage space if required. There is a useful WC located just off the internal garage space.

Stables

There are two stables situated within the paddock, ideal for ponies perhaps and benefit from a mains electricity connection.





Garden and grounds

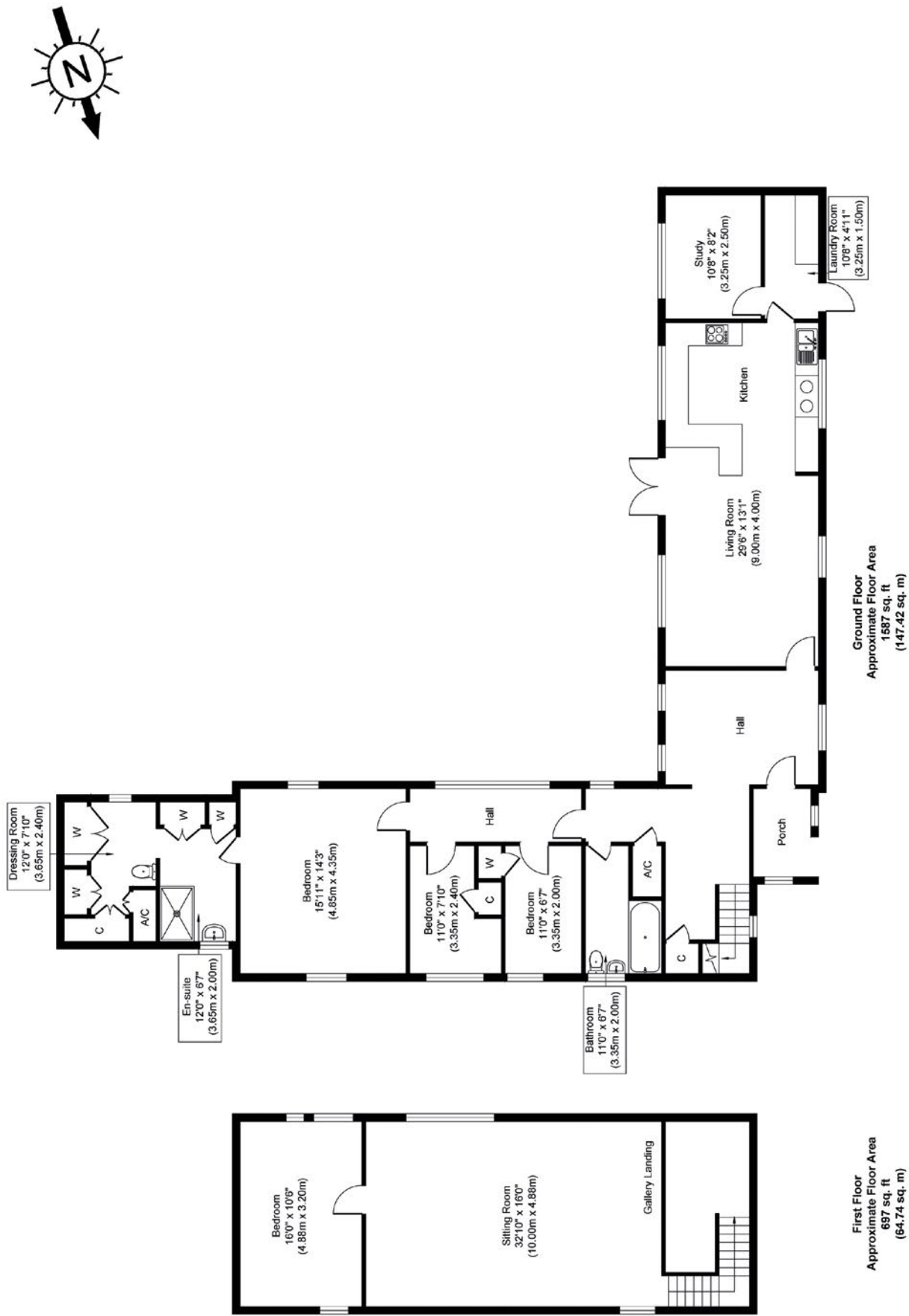
There are multiple pockets of garden space to enjoy at Mutton Barn. The main rear garden can be accessed directly from the kitchen and living area with an established array of plants, flowers and a well maintained lawn. The gravelled footpath provides access around to the side of the barn where a secluded spot can be found, enjoying a hot tub and patio area – perfect for in the summer months.

The encircling gardens and paddock enjoy a southerly aspect and are home to many wildlife and an array of plants and trees. The fields surrounding Mutton Barn can be viewed from every elevation of the property, enhancing the tranquil environment that the property is situated within.

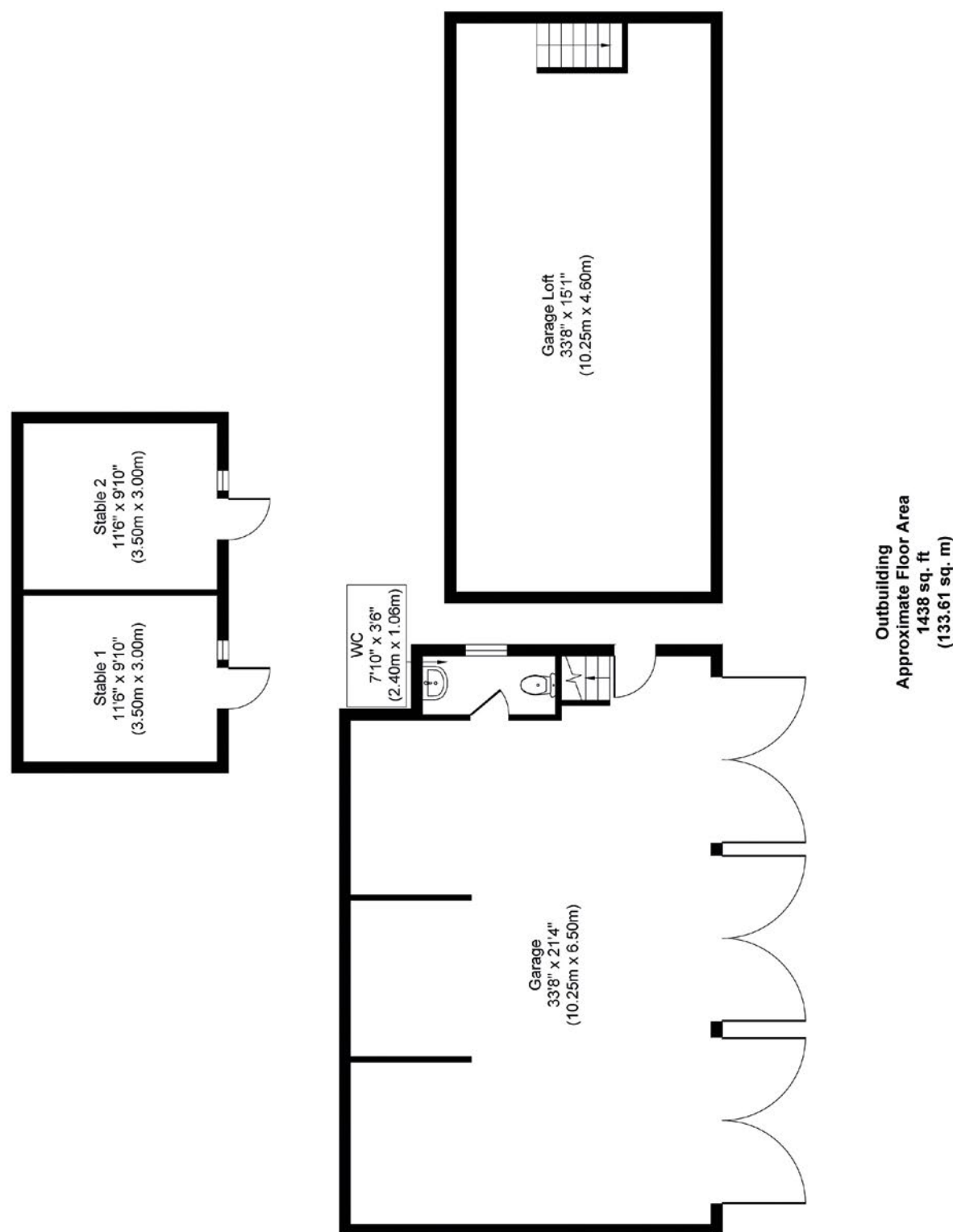
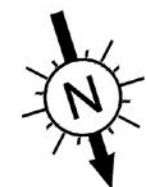




Aston Cantlow is an aspirational address for many, combining the country lifestyle, yet benefitting from the excellent local connections to Henley in Arden, Stratford Upon Avon and Alcester, all offering an array of local amenities. Aston Cantlow village offers a tremendous community feel with The Kings Head pub, Tennis Club and Village Hall, most popular amongst the locals. The property is situated just 2.1 miles from Wilmcote Train Station with frequent routes to Stratford Upon Avon and Birmingham City Centre. Billesley Manor Hotel and Spa is a short drive away (2.4 miles) offering brilliant pool and spa facilities.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Approx. Gross Internal Floor Area 1,438 sq. ft. (133.61 sq. m)

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General Information

Tenure: Freehold, Grade II Listed Building

Services: Main House

Economy 7 electricity | Mains water connection | Drainage via septic tank Economy 7 electricity to outdoor stables | Automatic back up pump to pit in the garage floorspace | Irrigated watering system for external garden pots

EPC Rating: Exempt

Local Authority: Warwickshire County Council and Stratford Upon Avon District Council
Council Tax Band G (correct at time of assembling the sales details)

Postcode: B95 6JT

Directions: From The Kings Head pub in the centre of Aston Cantlow, turn right onto Brook Road and after 1.2 miles turn left onto Wilmcote Lane. Follow for about half a mile and then turn right into Wood Lane, where the property will be found on the right hand site with a gated entrance names Mutton Barn.

AGENTS' NOTE

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. Subjective comments in these details imply the opinion of the selling agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales particulars are produced to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer.

ANTI MONEY LAUNDERING (AML)

We are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. As a result we will need to carry out due diligence on all of our purchasers to confirm their identity. We will therefore obtain and hold evidence confirming your identity and proof of your address. Your identity may be subject to an electronic identity check. This system allows us to verify you from basic details and you understand we will be unable to proceed with any work on your behalf until we obtain this from you in order to meet compliance obligations for Anti Money Laundering.

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