

An aerial photograph of a large, historic brick house with a complex roofline, including a prominent gable and several dormers. The house is surrounded by lush greenery, including tall trees and manicured hedges. A gravel driveway leads to a paved courtyard area with a bench and a small garden. In the background, another brick house is visible through the trees. The sky is blue with scattered white clouds.

The Foalyard, Grendon

Atherstone

Offers Over **£1,000,000**



The Foalyard

Grendon, Atherstone

Carters Estate Agents are privileged with the instruction to offer this truly exceptional opportunity to acquire a magnificent barn conversion, steeped in history and believed to date back to the 1800s, nestled in an idyllic setting with the serene River Anker as your backdrop and uninterrupted countryside views beyond. **The Foal Yard**, hidden away and accessed via Dukes Meadow Farm, is offered for sale for the first time and offers an unparalleled blend of charm, character, and versatile living.

Lovingly cherished and meticulously maintained by the current owners since 2002, this remarkable home was tastefully converted in the 1980s and now boasts an impressive mix of period features and modern comforts. The main house offers four spacious bedrooms and three versatile reception rooms, complemented by a separate, self-contained annexe — perfect for extended family, guests, or even multigenerational living. Additionally, the property includes a detached garage with full planning permission granted for conversion into a studio in connection with the main house.



The Foalyard

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Outside, the property is approached via a farm track leading through Dukes Meadow Farm, past a cattle grid, and onto a tarmac driveway providing ample parking. The stunning gardens surround the property on all sides, featuring three separate lawned areas ideal for summer garden parties, all beautifully landscaped with an abundance of mature trees, shrubs, and flowers. The rear garden boasts a courtyard with a water feature and is enclosed by a listed wall belonging to and marking the boundary with the neighbouring Croft House, this extends to a tranquil tiered garden that leads to a private viewing platform and jetty over and onto the River Anker.

The detached garage features an electric roller door and a separate workshop. Stairs lead to a first-floor space with planning permission and facilities in place for conversion to a studio — perfect for an additional living area or workspace.

Further benefits include an oil-fired central heating system, a bio digester waste system, and recent improvements such as internal insulation and a new roof in approximately 2013.

A truly unique and rarely available property, offering an exceptional riverside retreat steeped in character and history. Viewing is highly recommended to fully appreciate this wonderful home.

Council Tax band: G

Tenure: Freehold





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