



**Timber Barn,  
Ullenhall Lane, Ullenhall, Warwickshire, B95 5PE**  
**Offers In The Region Of £425,000**



*An immaculately presented, detached Grade II listed barn conversion situated in the sought-after location of Ullenhall. The property encompasses a wealth of character features throughout with exposed timber beams, split levelled oak staircase with galleried landing, and feature fireplace with log burning stove. Briefly comprising; entrance hall, lounge, kitchen dining room, two bedrooms, study and bathroom. Further benefiting from a delightful courtyard rear garden, garage and parking for multiple vehicles.*

*The property is also being offered for sale with no onward chain.*

*Ullenhall is an idyllic village set amongst the glorious Warwickshire countryside. The centre of the village boasts a thriving pub ("The Winged Spur"), active village hall, fine parish church, tennis club, and adjoining recreational fields. It lies within easy access of the A435, which, in turn, provides fast links to the M5, M40 and M42 motorways. In addition, the village is located approximately 2 miles to the West of the popular and picturesque former market town of Henley-in-Arden, with its wide range of shopping and recreational facilities, and further amenities to include; dentist, medical centre, primary and secondary schools, and railway station ("Henley-in-Arden"), which offers regular trains to Birmingham City Centre and Stratford-upon-Avon.*



Situated on a quiet lane in the sought after location of Ullenhall, Timber Barn is approached via a large communal driveway which provides allocated parking for two vehicles and gives access to the garage, with further parking in front. Behind a timber trellis leads to a gravelled foregarden, with a timber stable door opening into:-

**Entrance Hall**

9'6" x 7'7" (2.90m x 2.33m)

With laminate flooring, feature oak split levelled staircase rising to the first floor, radiator, under-stairs storage cupboard, feature exposed timber beams and door opening into:-

**Lounge**

15'8" x 10'4" (4.80m x 3.15m)

Triple aspect with double glazed windows to the front, side and rear. A timber stable door gives access to the front. Feature fireplace with inset log burning stove, slate hearth and timber mantle over. Radiator and feature exposed timber beams.

**Kitchen Diner**

17'0" x 10'5" (5.2m x 3.2m)

A range of wall, base and drawer units with roll top work surfaces over, inset 1 1/2 bowl sink unit with mixer tap. Triple aspect with double glazed windows to the front, rear and timber stable door to the side. Space for an under-counter refrigerator, space and plumbing for an automatic washing machine, feature 3 door, 2 hob, oil fired 'AGA', tiling to splash backs, integrated electric oven and grill, inset 4-ring electric hob, floor mounted oil fired boiler and feature exposed timber beams.

**First Floor Landing**

Exposed timber beams, double glazed window to the rear, airing cupboard housing the hot water cylinder and shelving, galleried landing leading to the study area.

**Study**

10'2" x 6'2" max (3.1m x 1.9m max)

With double glazed Velux roof light, radiator and exposed timber beams.

**Bedroom One**

15'8" x 10'5" (4.8m x 3.2m)

Triple aspect with double glazed Velux roof light and double glazed window to the front and side, radiator and exposed feature timber beams.

**Bedroom Two**

10'2" x 7'2" (3.1m x 2.2m)

Dual aspect with double glazed Velux roof light and double glazed windows to the side and rear, radiator and exposed timber beams.

**Bathroom**

6'10" x 6'6" max (2.1m x 2m max)

3-piece white suite comprising panel bath with mains fed shower over and glass screen,

pedestal wash hand basin, low level W.C, tiling to splash backs, double glazed Velux roof light, radiator, exposed timber beams and extractor fan.

**Rear Garden**

A delightful low maintenance courtyard garden featuring a large block paved patio, raised planters, lawned garden and well stocked borders with a range of mature plants, trees and shrubs. There is also a raised decking area, outdoor power point and a timber gate which gives side access to the front of the property.

**Garage**

Situated in the middle of a garage en-bloc with metal up and over door, power and lighting, and eaves storage.

**Parking**

Allocated parking for two vehicles and third parking space in front of the garage.

**Additional Information**

Services:

Mains electricity and water are connected to the property. Drainage is via a shared Klargestor tank (approximately £100 pa) and the heating is via an oil fired central heating boiler.

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps.  
For more information visit: <https://checker.ofcom.org.uk/>

Tenure:

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

Council Tax:

Stratford-on-Avon District Council - Band D

Fixtures & Fittings:

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

Viewing:

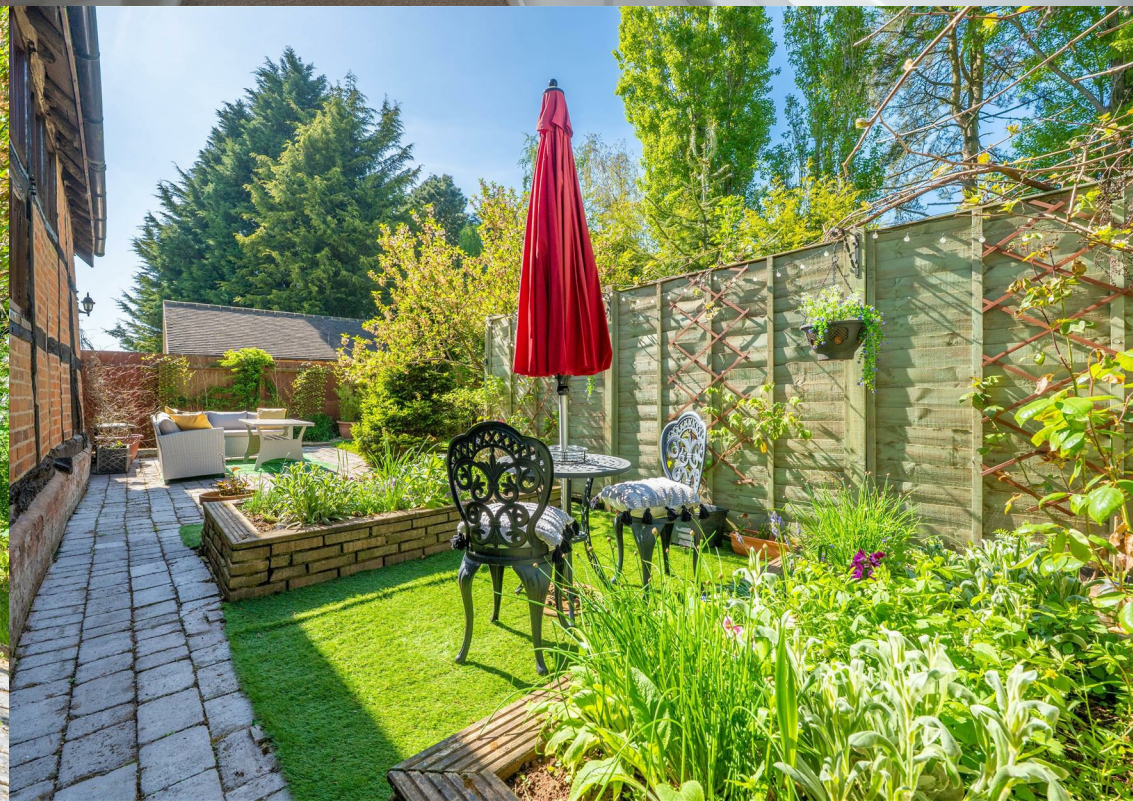
Strictly by prior appointment with Earles (01564 794 343).

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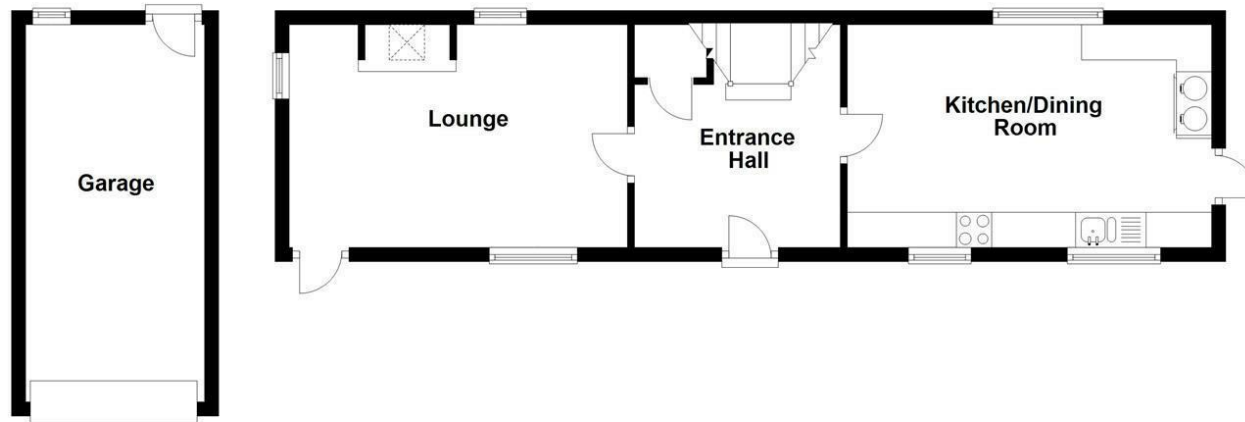






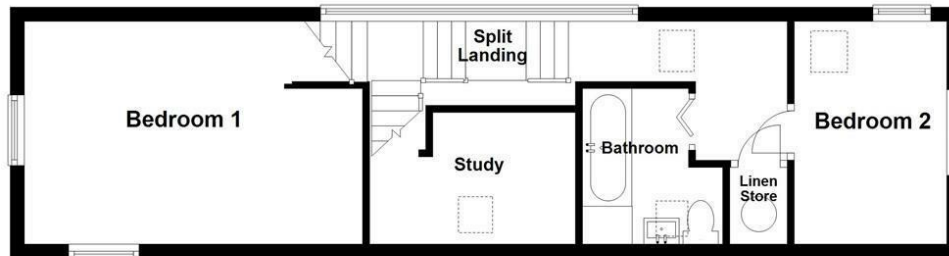
### Ground Floor

Approx. 55.0 sq. metres (591.5 sq. feet)



### First Floor

Approx. 41.4 sq. metres (445.2 sq. feet)



Total area: approx. 96.3 sq. metres (1036.8 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.

