



Rye Hills Barn, Watery Lane, Sheepy Magna, Warwickshire, CV9 3RG

HOWKINS &  
HARRISON







Rye Hills Barn, Watery Lane,  
Sheepy Magna,  
Warwickshire, CV9 3RG

Guide Price: £790,000

Situated within this idyllic position, approached via a security gated entrance. Rye Hills Barn, backs onto its own paddock land extending in total to 1.98 acres.

Enjoying countryside views this character barn conversion has accommodation extending to just under 2000 sqft in brief comprising, entrance hall, cloakroom WC, 21ft sitting room, separate family room and a good size kitchen/diner. To the first floor are three bedrooms and a separate shower room. Bedroom one also has its own en-suite.

Externally there are mature gardens and an adjoining paddock and detached stable block with tack room, store and hay barn.

An early internal viewing is strongly recommended.



## Features

- Detached barn conversion
- Idyllic position with countryside views
- Paddock and grounds totalling 1.98 acres
- Two reception rooms
- Kitchen/dining room
- Three good size bedrooms & shower room
- Main bedroom having en-suite facilities
- Equestrian facilities including stables and tack room
- Sought after location, ideal for commuters



## Location

Sheepy Magna is a delightful village located close to the Leicestershire and Warwickshire border. In the village there is a primary school classified as outstanding in the latest Ofsted inspection, a church, public house, the famous San Giovanni restaurant and fishing lake. Schools nearby include the highly regarded Dixie Grammar located at the nearby town of Market Bosworth and Twycross House school is also close by. The nearby towns of Atherstone and Market Bosworth between them offer a wealth of shopping opportunities, health care surgeries, sports clubs and eateries. There is excellent access to the motorway network via the A5.

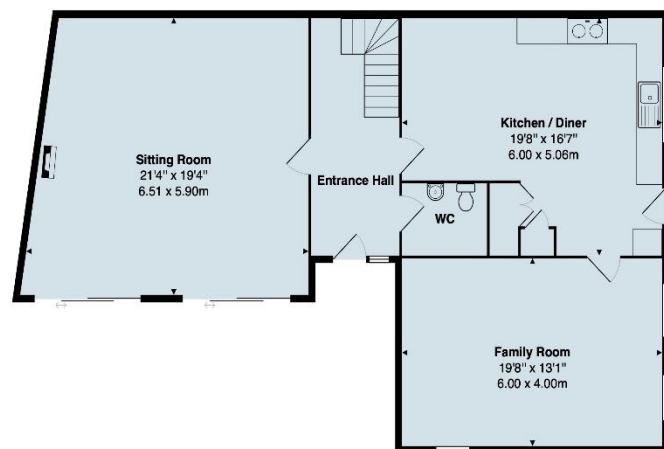
Atherstone - 2.1 miles

Market Bosworth - 6.2 miles

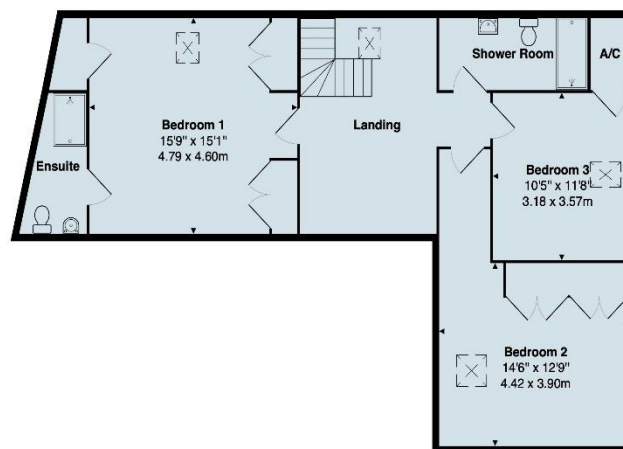
Coventry - 19.1 miles

Leicester - 19.0 miles

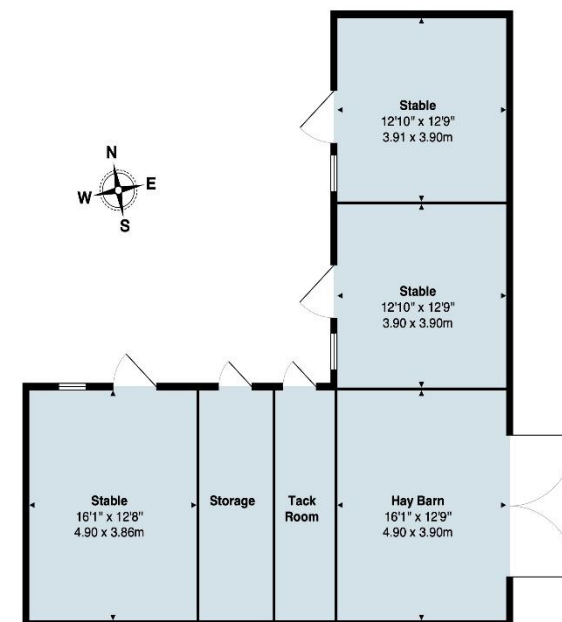
Birmingham international airport - 20.9 miles



Ground Floor  
Area: 1101 ft² ... 102.3 m²



1st Floor  
Area: 888 ft² ... 82.5 m²



Outbuilding



Total Area: 1989 ft² ... 184.8 m² (excluding stable, hay barn, tack room, storage)  
All measurements are approximate and for display purposes only















## Accommodation Details – Ground Floor

The front door opens into an entrance hall with staircase rising to the first floor and door to the cloakroom WC. Off to the left is a 21ft bright and spacious sitting room having patio doors and picture windows to the front elevation, enjoying countryside views. There is a fitted log burner with raised slate hearth and inset ceiling lighting. To the right is an open plan kitchen/dining room, with the kitchen area having a comprehensive range of eye level and base units with ample preparation surfaces incorporating a Belfast sink, Aga oven with twin hot plates, flagstone flooring and door to side access, windows to side elevation, exposed beamed ceiling and ceiling lighting. There are doors leading into large storage areas and further door leading through to the dual aspect family room which has windows to both the front and side elevations.



## First Floor

To the first floor there are three double bedrooms, two of which have built in wardrobes . The main bedroom has the benefit of its own en-suite shower room and finally there is a separate shower room to service bedrooms two and three.







## Outside, Gardens and Grounds

Rye Hills Barn is approached via security gated entrance and driveway for several vehicles. There are mature lawned gardens with bordering wall and hedgerow, a variety of trees and shrubs and a summer house. The property sits on a plot that backs onto its own paddock, totalling 1.98 acres with a detached stable block, tack room, hay store and storage suitable for equestrian use.



A rare opportunity to acquire a detached barn conversion in an idyllic position, having been sympathetically improved by the current owners to provide an enviable family home with equestrian facilities.





## Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

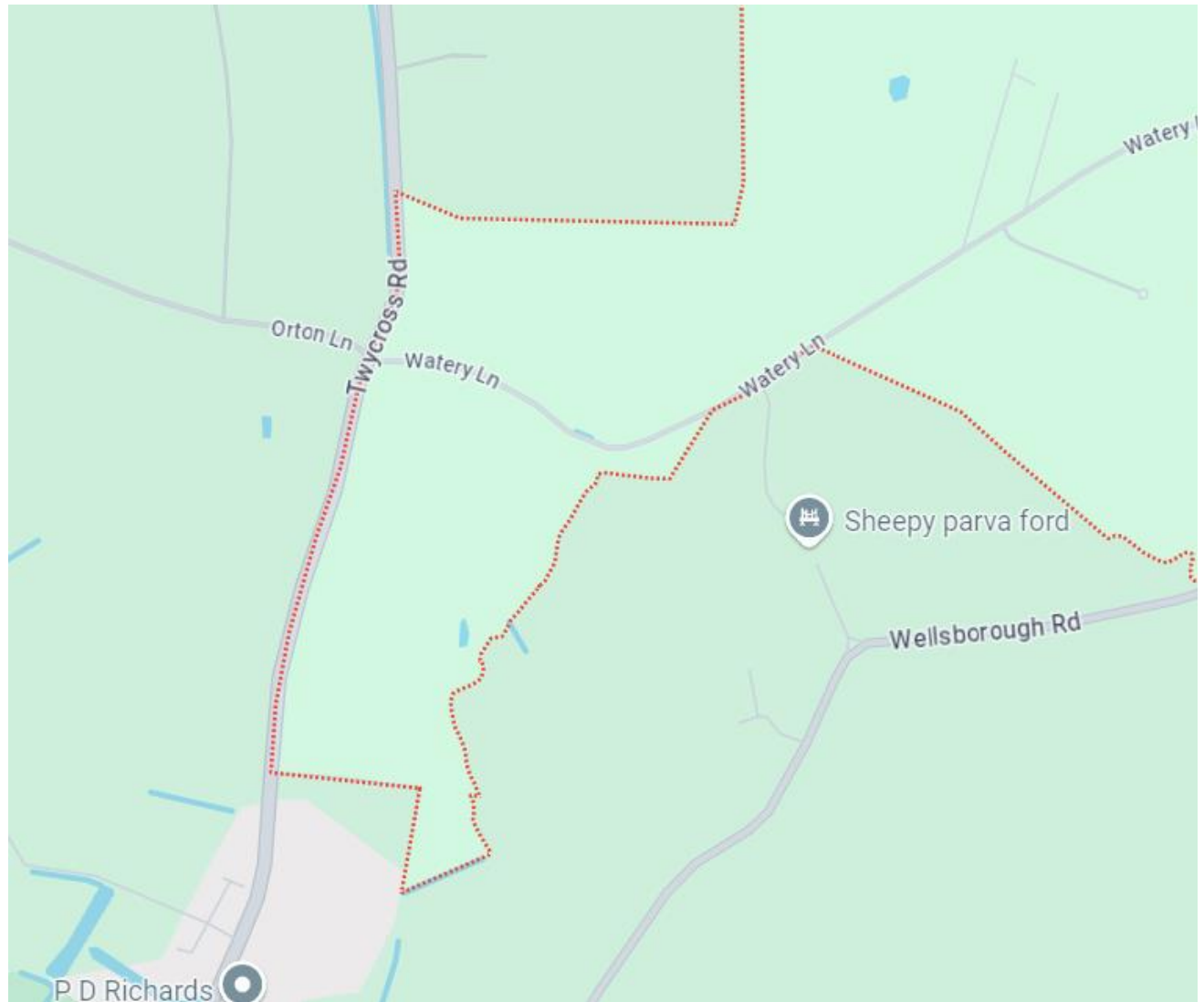
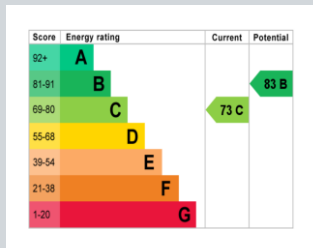
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

## Council Tax

Band - E



## Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)  
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)  
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

