



Lower Spernal Barn, Spernal, Studley, Warwickshire










A beautiful Grade II listed **barn conversion** with gardens and grounds totalling 2.27 acres and planning permission for a stable block.

Distances

Alcester 4 miles, Henley-in-Arden 8 miles, M42 8 miles, Stratford-upon-Avon 12 miles, Warwick and Warwick Parkway station 15 miles, Birmingham 18 miles, London 115 miles, Leamington Spa 17 miles (All distances and times are approximate)

Situation

Spernal is a rural village located four miles north of Alcester. The area consists mainly of farms, cottages, and a redundant church, The Church of St Leonard. The larger Warwickshire village of Studley is close by. It is set in beautiful Warwickshire countryside close to the borders of Worcestershire and offers a range of local shops. Day-to-day shopping is also available in Alcester, which has a Waitrose store, Henley-in-Arden and Stratford-upon-Avon.

 4	 3	 3	 About 2.27 acres	 EPC E
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Tenure

Freehold

Local Authority

Stratford-on-Avon District Council:
01789 267575

Council Tax

Band C



Lower Sernal Barn is well-located for communication links, being a short distance from Junction 3 of the M42, which gives access to the M40 and M5. There is more extensive shopping and facilities in nearby centres of Birmingham, Stratford-upon-Avon, Warwick and Leamington Spa. Birmingham International Airport and Railway Station are about 18 miles away.

The area has an excellent range of state, grammar and private schools to suit all requirements. Sports opportunities are available, such as horse racing at Stratford, Warwick, and Cheltenham. There are also several excellent golf courses within the area and further attractions, including the Ragley Hall estate, Charlecote Park and Coughton Court.

The property

Lower Sernal Barn is a Grade II listed conversion which dates back to the 17th century and is full of character. There are exposed timbers throughout, stone flooring and double height ceilings. Barns that were originally part of the farm were converted into residential accommodation and sold, so the property is private but not isolated.

One enters the property via the impressive reception hall. The delightful snug is to the right through double doors, and to the left is the spacious drawing room.





The dual aspect drawing room has a lovely wood burning stove in the corner and leads through to the dual aspect dining room with double doors opening to both the front and rear. The dining room is open to the kitchen/breakfast room which ensures this space works well as the hub of this family home. The kitchen/breakfast room has a range of wall and base units, a Welsh slate worktop, and a central island with integrated appliances. The ground floor also has a useful utility and a cloakroom.

The first floor is accessed via three separate staircases. The principal suite, which comprises a double bedroom and an en suite bathroom, is accessed via the dining room staircase, which also gives access to the study. The second bedroom suite is accessed via the drawing room, with bedrooms three and four via the staircase rising from the entrance. All of those bedrooms are serviced via the family bathroom, which lies between the rooms.



Gardens and grounds

A shared approach leads to the attractive tree-lined driveway to the carport. There is a large gravel area to the front of the property providing parking for several vehicles.

To the rear, there are wonderfully landscaped formal gardens with a well-placed patio, ensuring this is the perfect space for outdoor entertaining.

Beyond the formal gardens is a paddock with plans for a stable block, ideal for the equestrian buyer. All details of the planning can be found <https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=PY18G9PMI8MOO>



There are wonderful views beyond the paddock of the surrounding countryside and River Arrow. Please note that a footpath runs across the bottom of the land.

Services

Mains water and electricity are connected to the property. Private drainage. Air Source heat pump.

What3Words

///gather.crouches.mentions

Viewing

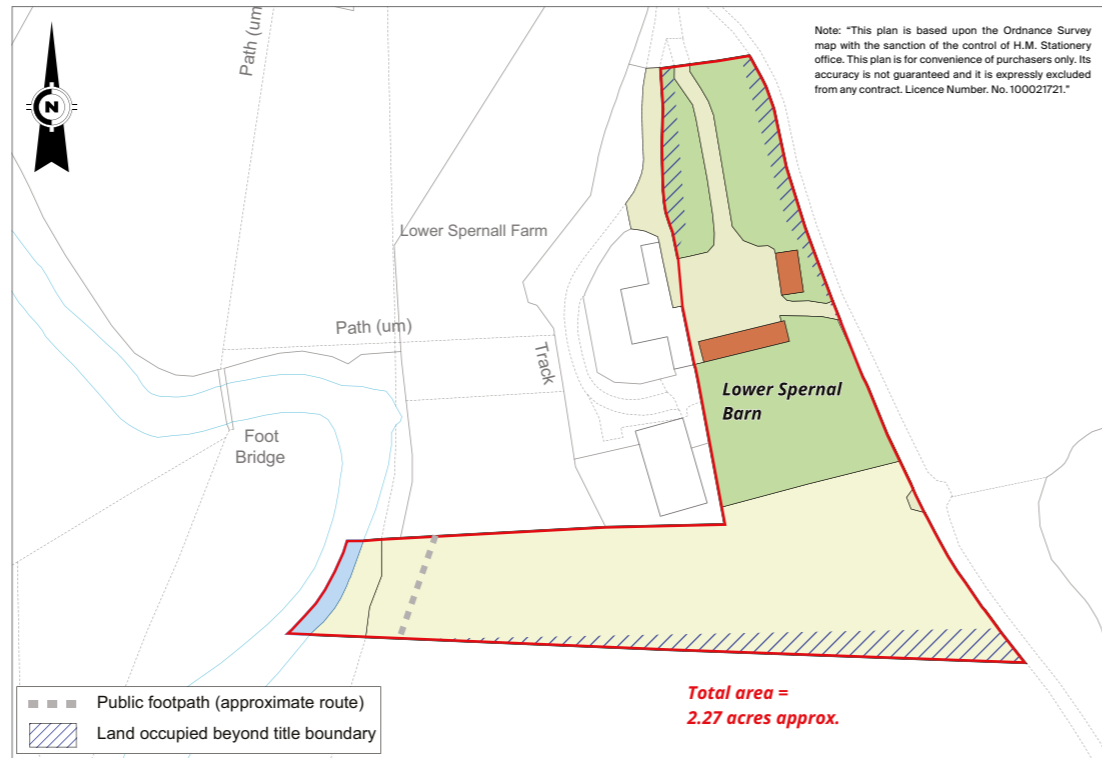
By prior appointment only with the agents.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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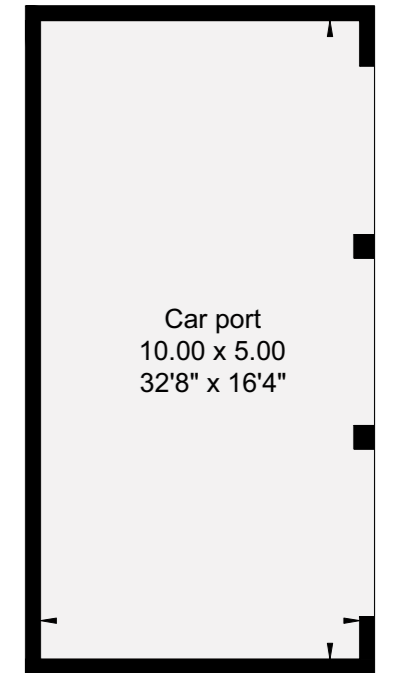
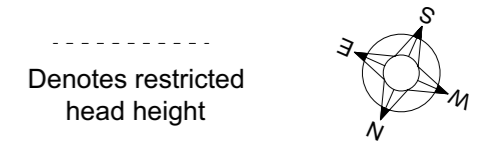
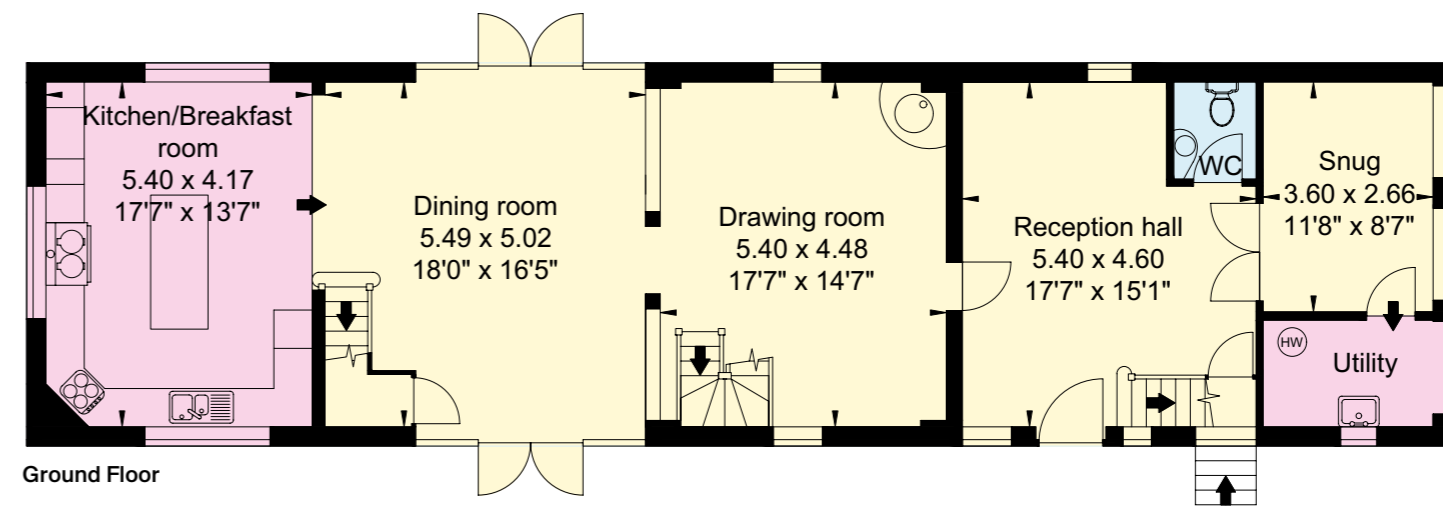
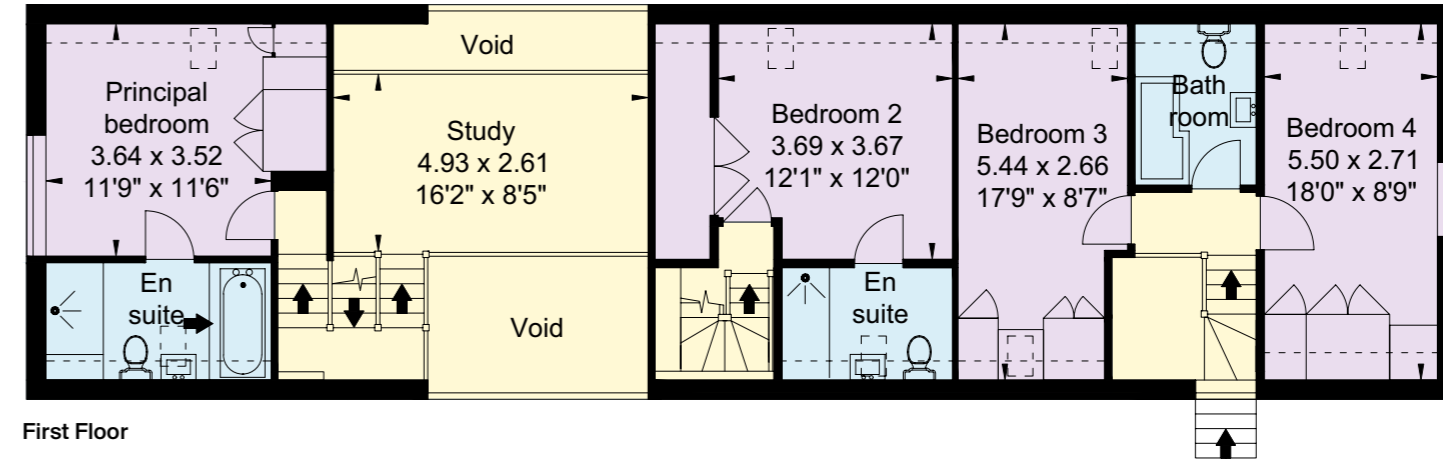
Approximate Gross Internal Floor Area

House: 229 sq m (2,466 sq ft)

Outbuilding: 50 sq m (540 sq ft)

Total: 279 sq m (3,006 sq ft) exc. void

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Not shown in actual location / orientation



Date: 18 June 2024
Our reference: STR160212

Lower Sernal Barn, Sernal Lane, Sernal, Studley, B80 7EX

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,395,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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