

The Barns, Salford Priors, Warwickshire







A beautiful, Listed **traditional barn conversion** extending to about 4,500 square feet with five bedrooms situated in a sought-after village, near Stratford-upon-Avon.

Summary of accommodation

Reception hall | Drawing room | Sitting room with kitchen/breakfast room | Back hall | Utility room | Office | Boiler room

Five bedrooms | Hobby room and study | Dressing room | Three stylish shower rooms (two en suites) | En suite bathroom

Entertainment room with cloakroom

Double garage | Wood store | Attractive secluded gardens

In about 0.43 acre

Distances

Bidford on Avon 2 miles, Alcester 5 miles, Evesham 6 miles (trains to London Paddington from 1hr 40 mins), Honeybourne Station 7 miles (trains to London Paddington from 1hr 45 mins), Stratford-upon-Avon 9 miles, Broadway 12 miles, Warwick Parkway Station 20 miles (trains to London Marylebone from 80 minutes) Cheltenham 24 miles, Birmingham 26 miles

(All distances and times are approximate)



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Situation

The Barns is situated on the Warwickshire/Worcestershire border in the pretty village of Salford Priors, within a Conservation Area. Salford Priors neighbours the village of Abbots Salford, and between them, the villages offer a range of day-to-day amenities, including a post office and general store, primary school, village hall, two public houses, a hotel and a fine parish church. The larger village of Bidford-on-Avon is close by and provides further amenities, including a supermarket. A wider selection of shopping and leisure facilities can be found in the nearby towns of Alcester, Evesham, Cheltenham and Stratford-upon-Avon, which forms the region's cultural centre and is the home of the Royal Shakespeare Company theatres.

There are many excellent schools to suit most requirements close by including those in Evesham, Worcester, Alcester, Stratford-upon-Avon and Cheltenham. For the commuter, intercity trains run from Evesham to London Paddington (from 1hr 40 mins), and there is easy motorway access to both the M5 and M40. Racing can be found at Cheltenham, Stratford-upon-Avon and Warwick, and golf courses are at Evesham, Bidford-on-Avon, Stratford-upon-Avon and Broadway.

The property

The Barns is a beautiful detached family house, extensive and versatile and with a large entertainment room in addition to the generous accommodation. The property incorporates mellow lias limestone and timber framing part believed to date from around 1650 using reclaimed ship's timbers. The property has oak doors, exposed beams, and window lintel timbers.

The Barns has been extensively and sympathetically refurbished and improved by the present owners. This includes installing a new kitchen with integrated appliances, island unit and range cooker in a brick alcove, space for an American-style fridge-freezer, tiled floor and a stable door to the garden. This open kitchen, sitting and dining space also benefits from bifold doors to the garden with further patio layout for seating, dining and BBQs.

The large triple aspect drawing room to the front of the house is beautifully presented with a unique centrally positioned four-sided wood burner, oak parquet floor and tall ceilings supported by solid oak beams.







A new grand oak entrance hall with flagstone floor is a welcoming space with ample room given to coats. From the hall, a bespoke main staircase gives access to the two principal bedroom suites, both with dormer windows to east and west. Bedroom two has oak parquet flooring, a large dressing room with fitted walk-in wardrobes with mirror doors and en suite bathroom. The vaulted principal bedroom has a walk-in clothes closet and en suite shower room.

From bedroom three on the ground floor, served by a modern shower room, a staircase rises to a landing with two double aspect rooms which have been used as Hobby and Study rooms for the owners' children. These rooms can also easily be used as bedrooms if required. Bedroom four has a vaulted ceiling with exposed roof truss timbers, exposed stonework, an en suite shower room and built-in cupboard/wardrobe.

Also in this corridor is a single bedroom with feature stone wall and an Office for two persons with fitted desks and high speed broadband.

Originally with a four-car garage, two garages have been converted to create a large vaulted entertainment room and gym with a bar and guest WC, leaving a double garage with two pairs of double wooden doors.

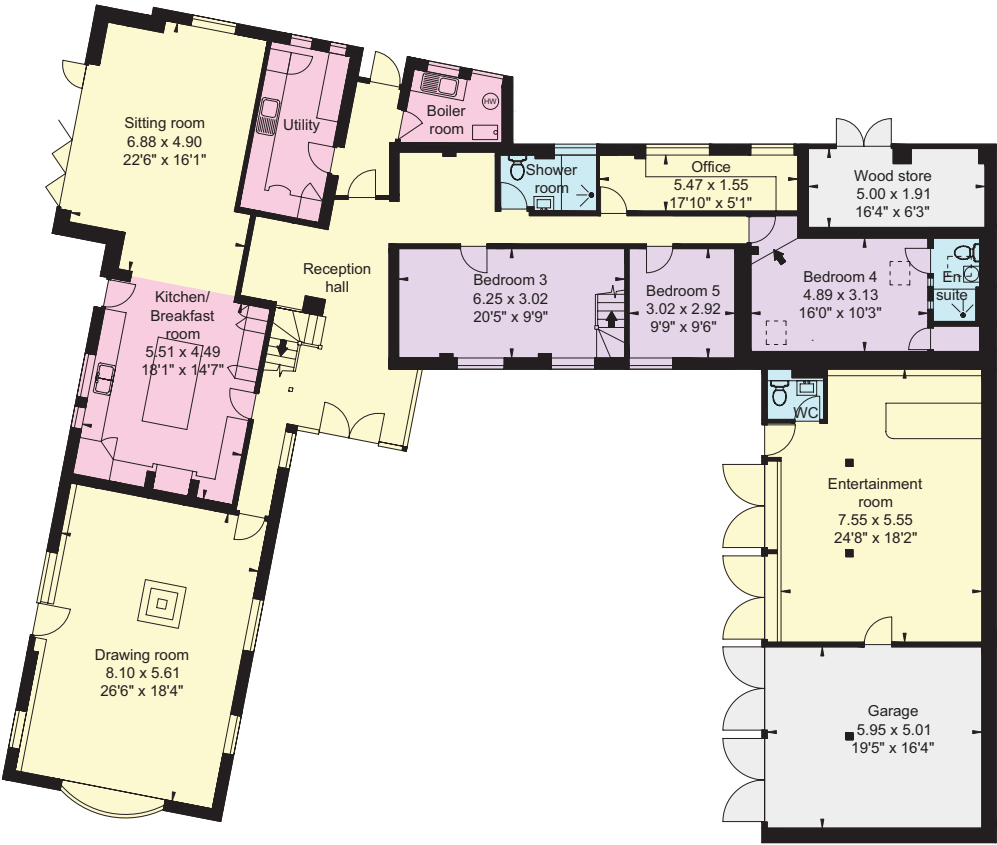




Approximate Gross Internal Floor Area
House: 370 sq m (3,984 sq ft)
Entertainment room/Garage/Wood store:
86 sq m (926 sq ft)
Total: 456 sq m (4,910 sq ft)
inc. restricted head height

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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor



Denotes restricted head height



Outside

An edged gravelled drive leads past lawns, a brick wall and Victorian street lamp to a gravelled courtyard with ample car parking. The garden is screened by high evergreen hedging with attractive topiary. A gate leads from the front lawn area to the family patio area outside the kitchen and family / dining area with a pergola and barbeque area for al fresco dining. The garden is principally lawned with shrubs and fruit trees to the east side. A fine Wellingtonia tree and a purple maple are magnificent features of the garden. Built-in wood store.

Services

Mains water, electricity and drainage are connected to the property. Oil-fired central heating with pressurised hot water system. High-speed broadband is available. CCTV. Sonos sound system.

Fixtures and fittings

All those items mentioned in these particulars, together with fitted carpets, light fittings and curtains, are included in the sale. All others are excluded and may be available by separate negotiation.

Directions (WR11 8UX)

From Stratford-upon-Avon town centre, take the B439, Evesham Road. Continue on the B439 for approximately 7.5 miles, passing through the village of Bidford-on-Avon and to the roundabout with the A46. At the roundabout, take the second exit, signposted Salford Priors and on to Station Road. Proceed along Station Road for approximately 0.5 miles, and the gravel drive to The Barns can be found on the right-hand side, just before white thatched cottages on the left.

What3words: ///exclusive.aviators.materials





Viewing

By prior appointment only with the agents.

Property information

Tenure: Freehold

Local Authority: Stratford on Avon District Council: 01789 267575

Council Tax: Band G



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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Particulars dated August 2024. Photographs and videos dated August 2024.

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Date: 02 September 2024
Our reference: POD012453794

The Barns, Station Road, Salford Priors, WR11 8UX

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,200,000.

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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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



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V4.2 Feb 24