



Yew Tree Barn, Berkswell, West Midlands



A beautiful, spacious home,
well-presented with **envious
gardens** in a prime location.

Distances

Balsall Common Station 1 mile (regular train services to Birmingham and Coventry), Solihull 5 miles, Coventry 6 miles (Intercity trains to London Euston from 60 mins), Warwick 11 miles, Birmingham 15 miles, M40 (J15) 13 miles, Stratford-upon-Avon 17 miles, Warwick Parkway Station 10 miles (trains to London Marylebone from 69 mins)
(All distances and times are approximate).

Situation

Yew Tree Barn is situated in a picturesque rural setting near the charming village of Berkswell, which offers a primary school, post office, village stores, church, pub, and railway station. It's also close to Balsall Common and within easy reach of larger villages like Barston, Hampton-in-Arden, and Meriden. The property enjoys excellent access to Solihull, Kenilworth, Leamington Spa, and Stratford-upon-Avon. Birmingham and Coventry city centres, as well as Birmingham International Airport and the NEC, are easily accessible.



3



3



3



1



EPC

D

Tenure

Freehold

Local Authority

Solihull Metropolitan Borough Council

Council Tax

Band G





The area boasts a range of highly regarded state and private schools, including Solihull School, Warwick Prep, and Public School, Arden School in Knowle, and several schools in Coventry. Balsall Common School has been rated Outstanding by Ofsted.

Solihull town centre offers a wealth of amenities, including the Touchwood Shopping Centre, restaurants, bars, a cinema, and more. Local highlights include Berryfields Farm Shop and Restaurant, nearby golf courses, and racing at Warwick and Stratford-upon-Avon. The location is also ideally positioned for access to the motorway network, including the M6, M42, and M40.

The property

Upon entering the property, a stunning entrance hall, bathed in natural light, sets the stage. The elegant décor and large windows create a warm, inviting atmosphere that sets the tone for the rest of the home. The ground floor features a charming dual-aspect drawing room with a wood-burning stove, perfect for cosy evenings, and a delightful dining room that overlooks the beautifully landscaped front gardens, offering an ideal setting for hosting dinner parties.



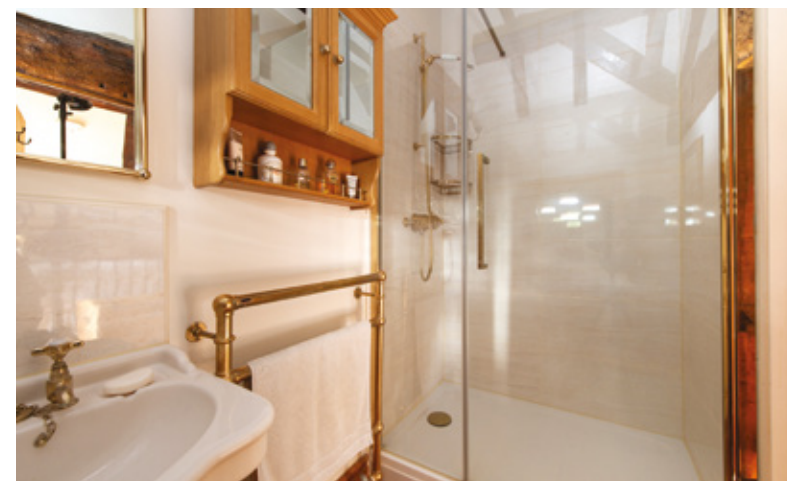






The spacious kitchen is a stylish blend of modern functionality and farmhouse style, complete with an island, cream AGA and a range of appliances. Additionally, the ground floor includes a convenient home office and cloakroom.

Upstairs, the first floor features a luxurious principal bedroom suite with fitted cupboards, exposed beams and an en suite shower room. Bedroom two is a light and spacious room with exposed beams and an en suite shower room. There is a further bedroom and a family bathroom with an attractive roll-top bath.





Gardens and grounds

The property is accessed via a gated driveway lined with graceful silver birch trees. The driveway winds past a picturesque duck pond, leading to a generous parking area with a triple carport and garage. This welcoming approach provides privacy and a scenic setting.

The beautifully landscaped gardens feature mature trees, vibrant flowers, and lush plants, with manicured lawns perfect for relaxation and outdoor activities. A large open barn within the formal gardens offers versatile potential, possibly connecting to the main house (subject to planning), but currently serves as an enchanting space for outdoor dining. There is a delightful garden room, which could work well as a home office or teenage retreat. This peaceful, picturesque garden is ideal for entertaining or simply unwinding.

Services

Mains water, gas and electricity. Gas central heating. Private drainage. Broadband is connected to the property.



What3words

///last.turkey.defeat

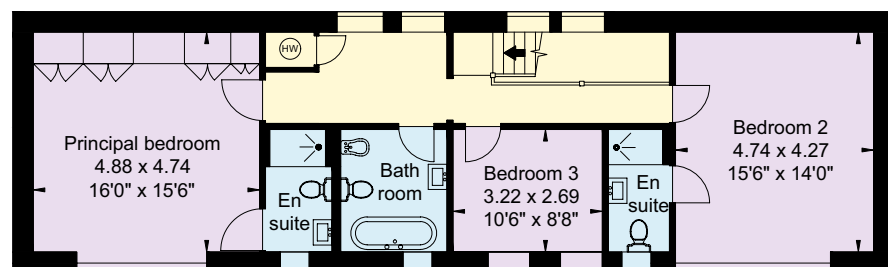
Viewing

By prior appointment only with the agents.

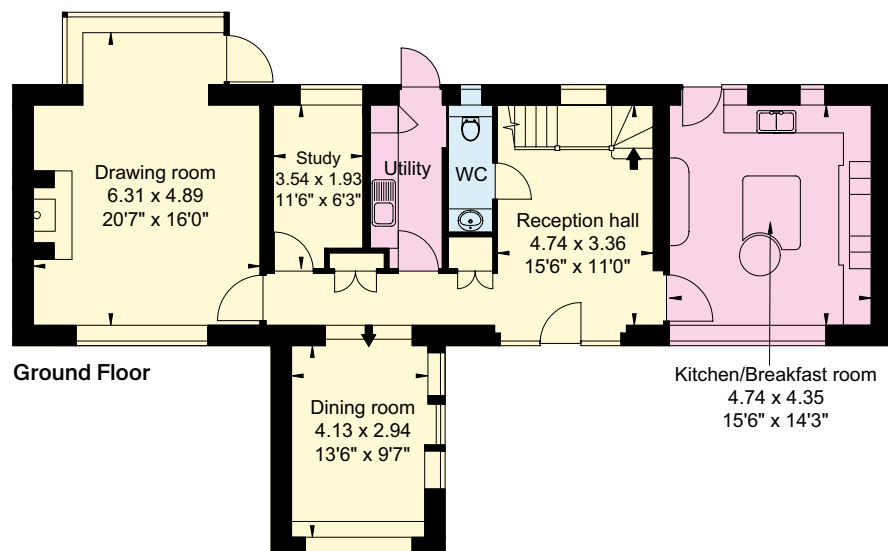


Approximate Gross Internal Floor Area
House: 190 sq m (2,046 sq ft)
Outbuildings: 137 sq m (1,476 sq ft)
Total: 327 sq m (3,522 sq ft)
inc. restricted head height

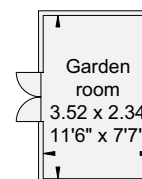
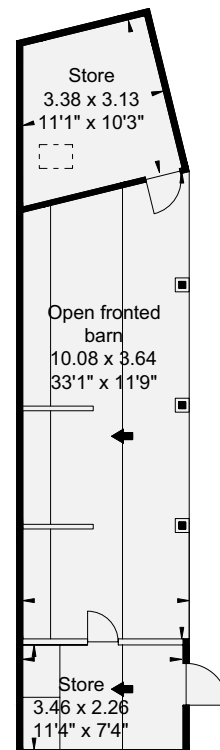
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



First Floor



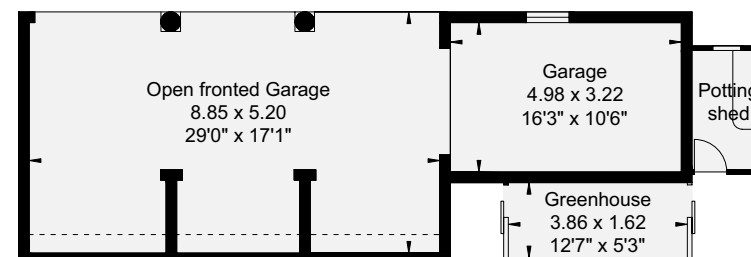
Ground Floor



Denotes restricted head height

Outbuildings

Not shown in actual location / orientation



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

Knight Frank Stratford-upon-Avon
 Bridgeway House, Bridgeway
 Stratford-upon-Avon
 Warwickshire CV37 6YX
knightfrank.co.uk

I would be delighted to tell you more

Will Ward-Jones
 01789 297735
william.ward-jones@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars dated October 2024. Photographs and videos dated October 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term "partner" to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com



Date: 07 May 2025
Our reference: BRM012379377

Yew Tree Barn, Baulk Lane, Berkswell, Coventry, CV7 7BD

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,195,000**.

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

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

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

We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

Enc:

William Ward-Jones
Partner, Office Head
+44 1789 206 951
william.ward-jones@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

Your partners in property

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.3 Sep 24