



BIG BARN

Mousley End, Hatton, Warwickshire



A CHARACTERFUL BARN CONVERSION IN A LOVELY RURAL SETTING.

Benefiting from an equestrian yard and more than 20 acres of land, ideal for equestrian enthusiasts


3


2


2

EPC

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24.34 acres

Further land of in all about 2.37 acres and an additional stable yard is available by separate negotiation.

Distances: Warwick Parkway Station 5.5 miles (trains to London Marylebone from 90 mins), M40 (J15) 6.3 miles, Warwick 7.7 miles
Leamington Spa 10 miles, Stratford-upon-Avon 14 miles, Solihull 9.5 miles, Birmingham International Airport 13 miles, Birmingham 24 miles
(All distances and times are approximate)

SITUATION

Mousley End is a charming Warwickshire hamlet, part of the parish of Rowington and closely associated with the nearby village of Hatton. The area is surrounded by beautiful Warwickshire countryside, located west of Warwick and east of Henley-in-Arden, offering a peaceful rural atmosphere with strong transport links. It's ideal for those seeking countryside tranquility without sacrificing access to urban facilities.

There are local shops for day-to-day amenities in nearby Shrewley, Lapworth and Hatton Park. Further shopping and leisure facilities can be found in Henley-in-Arden, Warwick, Leamington Spa and Stratford-upon-Avon.

The property is ideally located for the commuter with Warwick Parkway Station approximately 5.5 miles away, providing access to London Marylebone within 90 mins. There are also train stations within easy access at Lapworth, Dorridge and Hatton with regular commuter services to Birmingham and London. The M40 (J15) approximately six miles away, provides access to Birmingham to the north and London to the south as well as the wider motorway network.

The area is extremely well provided for with a variety of state, private and grammar schools to suit most requirements including Warwick Prep School, Warwick School and King's High School For Girls. Kingsley School for Girls is in Leamington Spa and also within easy reach are the Stratford grammar schools and The Croft Prep School.

THE PROPERTY

This converted barn combines character with practical living in a peaceful rural setting. Offering flexible and well-proportioned accommodation across two floors, it is perfect for families, professionals, or those seeking a countryside retreat with space to work from home.





The ground floor has a welcoming sitting room and a separate dining room, ideal for entertaining or relaxed family meals. The kitchen is well-appointed and complemented by a large utility room, providing ample storage and functionality. A dedicated study offers the perfect space for home working, while a double bedroom and shower room complete the ground floor, offering single-level living potential.

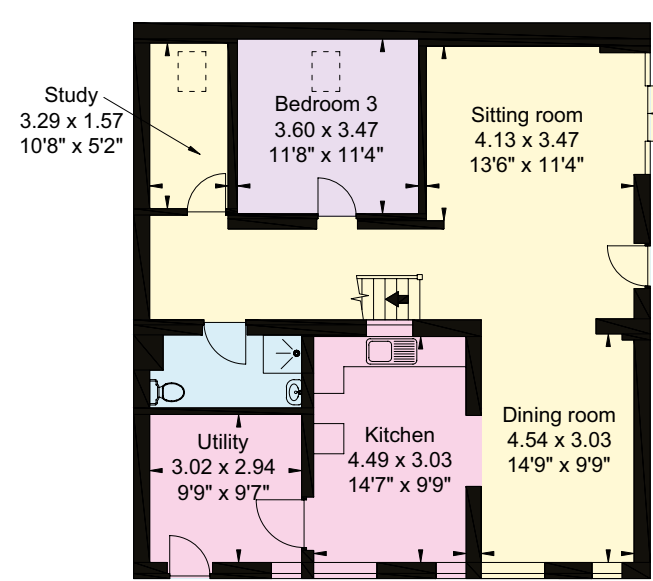
Upstairs, there are two further bedrooms and a family bathroom, providing comfortable accommodation for family or guests.

Outside, there is a courtyard garden and a large stable building housing 10 stables and approximately 24 acres of land, ensuring the property caters well for those with an equestrian interests.

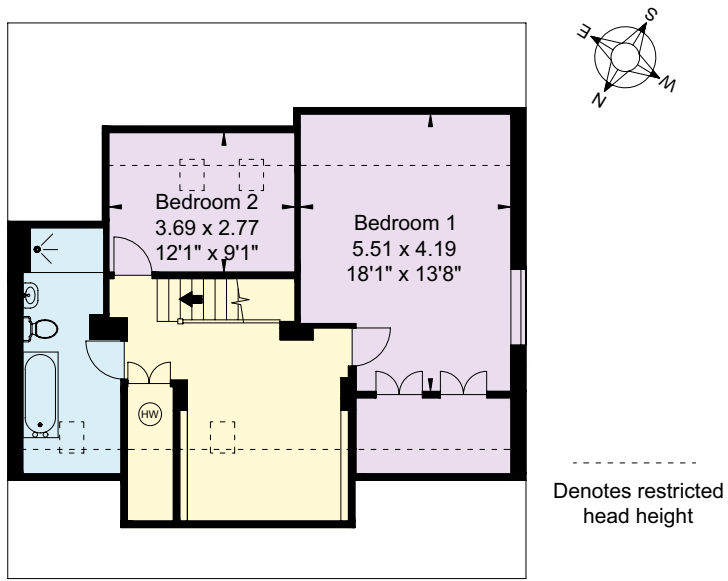
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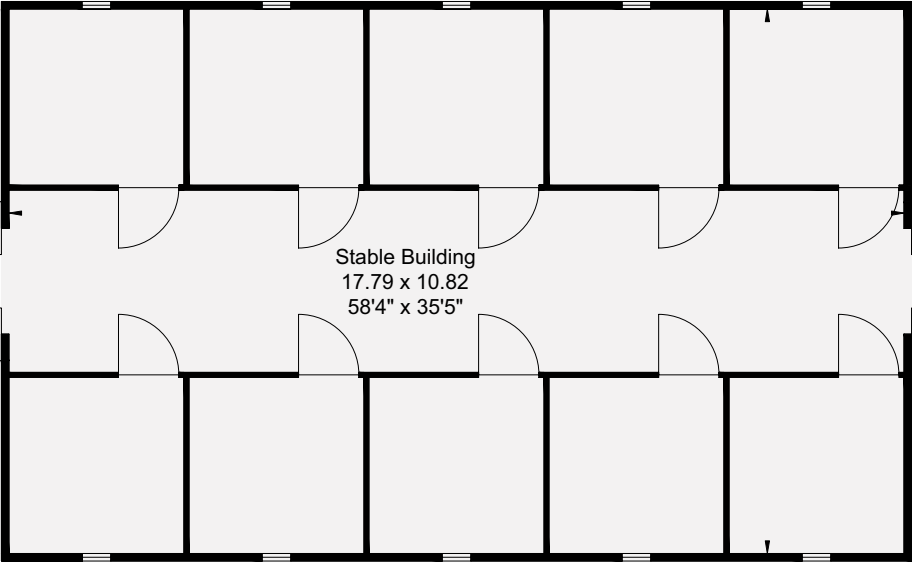
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Big Barn Ground Floor



Big Barn First Floor



Not shown in
actual location /
orientation

Approximate Gross Internal Area
House: 168 sq m (1,810 sq ft)
Stable Building: 193 sq m (2,078 sq ft)
Total: 361 sq m (3,888 sq ft) inc. restricted head height

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

PROPERTY INFORMATION

Services: Mains electricity and water. Sewage treatment plant. Oil fired central heating.

PLEASE NOTE: There will be a management company in place which will have responsibility for the sewage treatment plant for all properties.

What3Words: ///infinite.pepper.fruits

Tenure: Freehold

Local Authority: Warwick District Council

Council Tax: Band E

Viewing: By prior appointment only with the agents.



I would be delighted
to tell you more.

Will Ward-Jones

01789 297735

william.ward-jones@knightfrank.com

Knight Frank Stratford-upon-Avon

Bridgeway House, Bridgeway, Stratford-upon-Avon

Warwickshire, CV37 6YX

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Date: 22 July 2025
Our reference: STR012532463

Big Barn, Mousley House Farm, Mousley End, Warwick, CV35 7JG

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £975,000.

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.



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

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