



The Old Cowshed
Northend | Southam | Warwickshire | CV47 2TB

STEP INSIDE

The Old Cowshed

Nestled at the bottom of the Burton Dassett country park, this exquisite home epitomises countryside charm sitting in approximately 2.8 acres. This property offers privacy and tranquillity. A scenic driveway welcomes you to the property, offering stunning views along the way with an Oakframed triple carport and spacious driveway with parking for several vehicles.

A truly remarkable, extremely energy efficient home with stables, outbuildings, 18 X 25 ménage and paddocks.

The Old Cowshed was converted in 2010 and it was designed to take full advantage of the surrounding countryside and wonderful views. Offering a great combination of modern living with the benefits of a more traditional barn feel with garden, outbuildings and paddock. The whole house benefits from ground source heating with underfloor heating throughout, which is zoned in every room. The house has a 10 year Build Zone warranty (underwritten by Mitsui Sumitomo Insurance at Lloyds Ltd) from June 2018.

Ground Floor – The property has a very modern European feel with the kitchen/living space on the ground floor and most of the bedrooms on the lower ground floor. However it has been designed in such a way that the bedrooms benefit from an abundance of natural light, either through light wells or direct sunlight.

The kitchen is open plan with the dining room, and is well equipped with a central island which has a sink, drainer and dishwasher. There are plenty of built in cupboards with soft close drawers, Bosch oven, steamer oven, microwave and space for large fridge/freezer. Views from the kitchen are through the west facing bifold doors over open countryside. This leads through to the sitting room, whereby the oak trusses continue creating a high vaulted ceiling. South facing bifold doors continue the ease of access out onto the terrace with views across the paddock. There is a very spacious master bedroom with built in wardrobes, bifold doors and large en suite.









Lower Ground Floor – The second sitting room which has a small kitchen area, could be used as a family room, hobby room or tv room. This gives direct access to three double bedrooms all with en suite shower rooms. Two of which have direct access onto the lower courtyard. All the basement rooms have heat exchange mechanical ventilation.





Outside - There is a barn with two internal stables with rubber matting and automatic drinkers, insulated tack room and hay/straw store. In all there is about two acres of grazing, fully fenced with water troughs, which could suit a couple of ponies/horses. There is also a ménage 18x25m with Pro Ride surface allowing riding and turn out in all weathers. The property has direct access onto the local bridleway up to Burton Dassett Park, and a footpath to Northend, making it ideal for dog walking. There is plenty of room to park larger vehicles and cars on the front drive. There are two new outbuildings, one offering further stabling and the other further storage. In all approx. 2.8 acres.





LOCATION

The nearest local amenities can be found in the village of Fenny Compton with its village store, public house and primary school. Further afield there are the market towns of Banbury and Southam and Leamington Spa and Warwick for all your high street stores, restaurants, bars and private schooling.

Communication links are excellent with Banbury station about 9 miles away with the train service direct into London Marylebone (approximately 55 minutes) and the M40 (Junction 11 southbound & Junction 12 northbound) just fifteen minutes away, with access to the M42, M1 & M6. Birmingham International airport is only 40 minutes away.





Services, Utilities & Property Information

Utilities - The property is understood to have mains water, electricity, and ground source heating. The property benefits from rain water harvesting, an electric charging point and a good sized area of solar panels. The property has a private septic tank for drainage with maintenance costs; please contact us for more information.

Mobile Phone Coverage - 5G mobile signal is available in the area. We advise you to check with your provider.

Broadband Availability - The property has Starlink satellite internet connection.

Tenure - Freehold

Directions - Postcode: CV47 2BT / what3words: ///warm.cornering.darkest

Local Authority - Stratford on Avon

Council Tax Band - E

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01926 455950

Website

For more information visit
<https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>

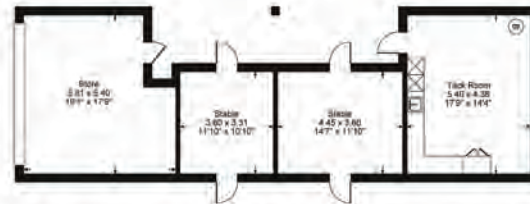




Approximate Gross Internal Area
 Main House = 272.12 sq m / 2929 sq ft
 Stable Block 1 = 81.39 sq m / 876 sq ft
 Stable Block 2 = 52.73 sq m / 567 sq ft
 Car Port & Store = 48.64 sq m / 524 sq ft
 Total Area = 454.88 sq m / 4896 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



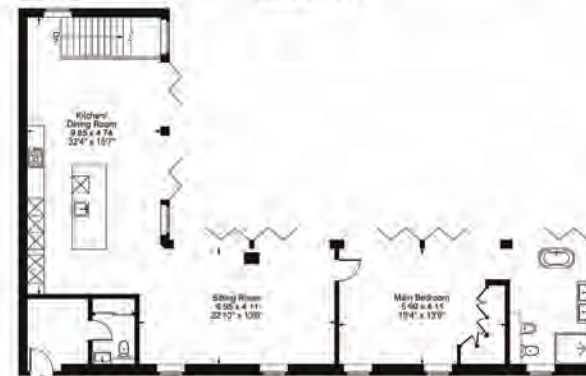
Outbuilding



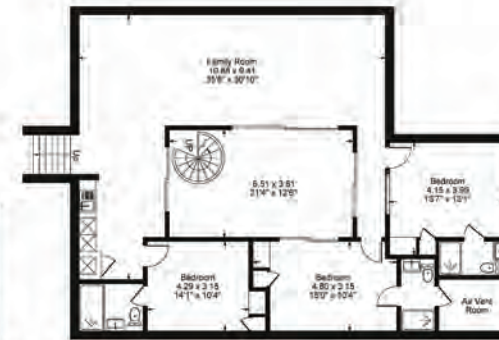
Stable Block 1



Stable Block 2



Ground Floor



Sub Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 23.08.2024





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