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RESIDENTIAL

Your Property - Our Business



The Barn, School Lane, Hunningham

Price Guide
£725,000



A rare opportunity to acquire a unique detached barn conversion of considerable character, providing well appointed, spacious, three bedroomed accommodation, subject to much improvement by the present owners to successfully retain much of the property's original character with a high level of appointment, in this highly regarded rural village location.

Hunningham

is an idyllic rural village set in the heart of the beautiful Warwickshire countryside being conveniently situated within easy reach of the town centre some 6 miles distant and also convenient for a number of other work centres

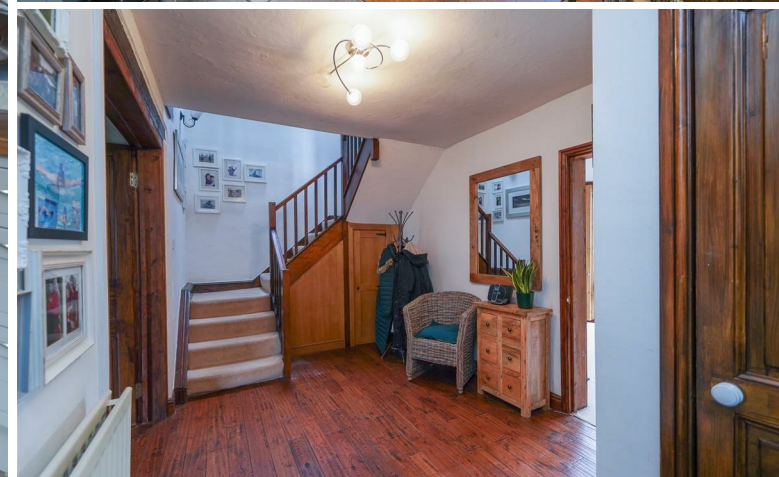
including Warwick, Rugby, Coventry and Southam. This charming village comprises many fine period dwellings and a limited range of local amenities including a well known public house with other facilities and amenities available in nearby Long Itchington and Cubbington. This village has consistently proved to be exceptionally popular.

ehB Residential are pleased to offer The Barn, School Lane, Hunningham which is an outstanding opportunity to acquire a detached barn conversion of considerable character, which has been subject to much improvement by the present owners including the creation of an impressive open plan living/kitchen arrangement of note. The property

successfully retains much of its original character with a wealth of exposed timber work throughout the property, and provides well proportioned three bedroomed, gas centrally heated, family sized accommodation which includes a refitted living/kitchen including range oven and separate utility room of note.

The property is pleasantly situated within Hunningham Village with pleasant established gardens and with adjoining open fields with open views, and has been maintained by the present owners to an excellent standard throughout. The agents consider internal inspection to be highly recommended.





In detail the accommodation comprises:-

Entrance Hall

With timber panelled entrance door, double radiator, engineered wood flooring, staircase off with balustrade with understair cupboard.

Cloakroom/WC

With low flush WC, pedestal basin, mixer tap, tiled splashback, similar flooring and radiator.

Living Room

19' x 11' (5.79m x 3.35m)

With sealed unit double glazed picture window fitted to the

original barn doors aperture with timber shutters, fireplace feature with quarry tiled hearth, wood burner, flanked by alcoves with fitted shelves and cupboards, wall light points, double radiator.

Sitting Room

13' x 13'3" (3.96m x 4.04m)

With similar engineered wood flooring, double radiator, beamed and raftered ceiling, wall light points, windows to two aspects.

Open Plan Living/Kitchen

34'9" x 12' (10.59m x 3.66m)

With pitched ceiling incorporating exposed roof trusses and purlin feature, downlighters, two stable-type doors, tiled floor and timber floor to dining area, two cast iron period style radiators, wood burner with hearth. Extensive range of base cupboard and drawer units with solid timber work surfaces, Belfast sink unit with mixer tap, further range of base cupboard and drawer units with similar surfaces and adjoining breakfast bar, Classic 100 five ring range with extractor hood over, built-in dishwasher and fridge, twin French doors overlooking rear garden.





Utility Room

5'3" x 5' (1.60m x 1.52m)

With plumbing for automatic washing machine, being tiled with tiled floor, freezer space, Vaillant gas fired central heating boiler and programmer.

Shower Room/WC

7'9" x 5'4" (2.36m x 1.63m)

With quadrant tiled shower cubicle, integrated shower unit, pedestal basin, low flush WC, downlighters, tiled floor and walls, extractor fan, heated towel rail.

Stairs and Galleried Landing

With balustrade, exposed roof timbers and purlins, radiator, linen cupboard and access to roof space.

Bedroom

17'6" x 9'10" (5.33m x 3.00m)

With windows to two aspects including unique window feature, exposed roof truss and purlins, two double built-in wardrobes with hanging rail, shelves.

Bathroom/WC

8'10" x 9' (2.69m x 2.74m)

Refitted with white suite comprising panelled bath, vanity unit incorporating wash hand basin with mixer tap, low flush WC, radiator, exposed roof timbers and purlins, integrated shower unit and screen, linen cupboard, downlighters, radiator.

Bedroom

13'6" x 9'3" (4.11m x 2.82m)

With exposed purlins and roof timbers, window, radiator.

Bedroom

9'9" x 13' (2.97m x 3.96m)

With double radiator, windows to two aspects, exposed roof timbers and purlins.

Outside (Front)

The property occupies a pleasant position in the heart of this popular village, with tarmac drive providing ample off road car parking with gates leading to further drive area, log store...



Detached Garage

18'9" x 11' (5.72m x 3.35m)

Being brick-built with electric, light, power point, mezzanine storage facility and personal door.

Outside (Rear)

Landscaped rear garden with extensive paved patio, flanked by raised walled flower beds, extensive shaped lawn adjoining open fields with views over open countryside.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band F.

Location

The Barn

School Lane
Hunningham
CV33 9DS



Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 ehbresidential.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales			EU Directive 2002/91/EC

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

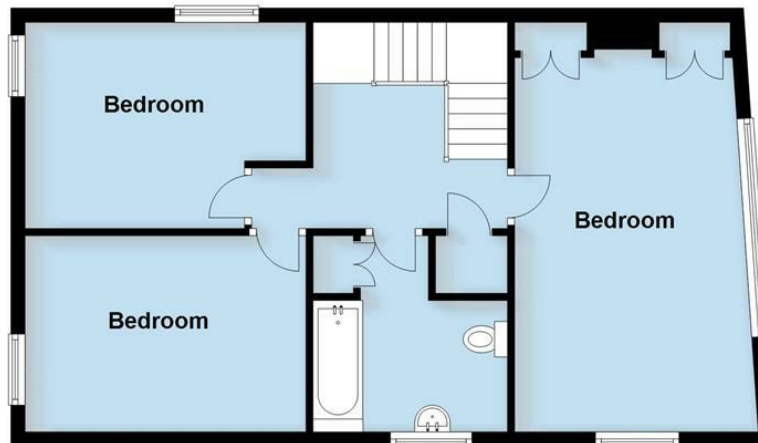
Ground Floor

Approx. 95.6 sq. metres (1028.7 sq. feet)



First Floor

Approx. 58.5 sq. metres (629.5 sq. feet)



Total area: approx. 154.1 sq. metres (1658.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact