

Peter Clarke



2 The Granary, Greenhill Farm Bishops Itchington, Southam, CV47 2SS

Peter Clarke

LOCATION
The granary

DETAILS
Total area: 134.04 m²
Living area: 134.04 m²

Estatium

The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estatium accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatium is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatium.

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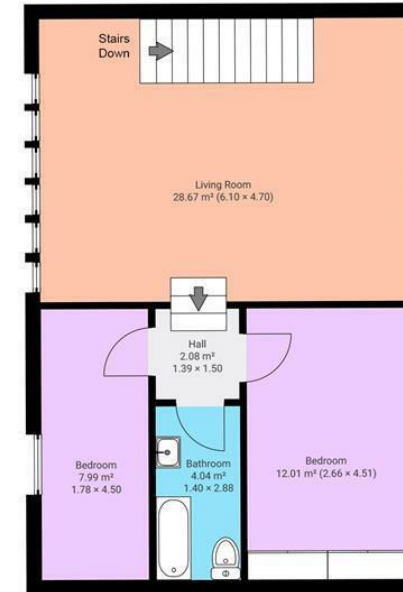
▼ Ground Floor

TOTAL AREA: 62.32 m² • LIVING AREA: 62.32 m² •



▼ 1st Floor

TOTAL AREA: 54.75 m² • LIVING AREA: 54.75 m² •



▼ Garage

TOTAL AREA: 16.97 m² • LIVING AREA: 16.97 m² •



- Character barn conversion
- Oversized garage
- Three bedrooms
- Bedroom One en suite
- Original features
- Beautifully presented
- Modern fitted kitchen
- Rural location



Guide Price £525,000

A beautifully presented and spacious three bedroom barn conversion set on Greenhill Farm approximately one mile away from the village of Harbury. The property is finished to a high standard throughout and full of character and charm with exposed beams and original features. Comprising entrance hall, open plan kitchen/dining area, conservatory, large living room with vaulted ceilings, three bedrooms, bedroom one being en suite, family bathroom, beautiful rear garden and oversized single garage.

APPROACH

Accessed via a large, gravelled communal driveway with turning circle and steps leading up to the front door.

ENTRANCE

with double glazed door and windows to the front elevation. This leads to an inner hall area with tiled flooring, storage and coat cupboard and double doors giving way to Bedroom One.

KITCHEN DINER

A generous open space with a modern fitted kitchen having an array of wall and base mounted units with complementary granite work surface over. With an integrated four ring induction hob with extractor over, integrated double oven, integrated wine fridge, integrated dishwasher, two integrated under counter freezers, integrated washer dryer, space for upright fridge, inset ceiling downlighters, under-counter lighting, a sink/drainage unit with monobloc chrome tap over, tiling to splashback and double glazed window to the rear elevation with an attractive outlook over the garden. To the dining area, this has tiled flooring, exposed beams, underfloor heating, space for table and chairs to comfortably seat six to eight adults, with double glazed windows, inset ceiling downlighters and double doors leading on to the conservatory area.

CONSERVATORY

A usable space of timber and brick construction with

double glazed windows to both side and rear elevations. With french doors leading out on to the patio area, tiled flooring and underfloor heating, electricity and further central heating radiator.

FIRST FLOOR LIVING ROOM

A large attractive space with vaulted ceilings, exposed beams, dual aspect with double glazed windows to the front and rear elevation, with central heating radiator, television point and wall mounted lighting.

BEDROOM TWO

A good sized double with double glazed electrically operated Velux style window with remote control blind to the rear elevation, large built in wardrobes, inset ceiling downlighters and central heating radiator.

BEDROOM THREE

having a double glazed Velux style window to the front elevation, inset ceiling downlighters, central heating radiator and wall mounted lighting.

BATHROOM

having bath with mains fed shower over, low level WC with dual flush, vanity sink unit with storage, part tiling, inset ceiling downlighters, extractor fan, loft access and towel radiator.

BEDROOM ONE

A generous double room, situated on the ground floor







with with inset ceiling downlighters, double glazed window to the front elevation, built in wardrobes and dressing area and door to en suite.

EN SUITE SHOWER ROOM

with low level WC, wash hand basin, shower cubicle and inset ceiling downlighters.

GARAGE

An oversized garage with D doors, electricity and a large boarded loft storage area with pull down ladder and lighting.

GARDEN

A secluded and beautifully presented rear garden with well stocked beds and borders with an array of mature trees, flowers and plants. With a patio seating area, fenced borders and gated rear access.

GENERAL INFORMATION

VIEWING: By Prior Appointment with the selling agent, Peter Clarke Leamington Spa.

TENURE: The property is understood to be freehold although we have not seen evidence. We have been informed by the vendor that there is an annual maintenance charge for the communal grounds of £1416. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, water and gas are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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