

Peter Clarke



Loxley Barn Stratford Road, Loxley, Warwick, Warwickshire, CV35 9JN

Loxley Barn, Loxley



Annexe First Floor



Annexe Ground Floor

Approximate Gross Internal Area
 Ground Floor = 104.06 sq m / 1120 sq ft
 First Floor = 91.14 sq m / 981 sq ft
 Annexe Ground Floor = 43.80 sq m / 472 sq ft
 Annexe First Floor = 43.80 sq m / 472 sq ft
 Total Area = 282.80 sq m / 3045 sq ft

Illustration for identification purposes only,
 measurements are approximate, not to scale.



- Flexible accommodation with up to six bedrooms
- Tucked away position with generous garden
- Close to schools, transport links and leisure pursuits
- Barn conversion with additional annexe
- Long gated driveway with plenty of parking
- Viewing highly recommended



Asking Price £995,000

An exciting opportunity to purchase this 19th century barn, a hidden gem of a property with a long gated driveway, much larger than expected garden and a self-contained one bedroom annexe with workshop/studio. Further benefits include sitting room with impressive inglenook fireplace, dining room, snug/bedroom, kitchen/breakfast room with utility and a studio/workshop.

ACCOMMODATION

Door opens into

ENTRANCE HALL

with window to side, flagstone flooring, door to

SITTING ROOM

with window to side, two sets of double patio doors, impressive inglenook fireplace with flagstone hearth, alcove area with velux window and pretty port hole window to front, with space for a piano, could be a study or reading area. Polished wooden flooring.

DINING ROOM

with floor to ceiling windows, flagstone flooring, stairs to first floor, doors to snug and cloakroom.

SHOWER ROOM

with pedestal wash hand basin, wc, shower cubicle with electric shower, heated towel rail, extractor fan.

SNUG/BEDROOM

with windows to side, electric fireplace, two fitted storage units, shelving, oak flooring throughout. Door to shower room.

KITCHEN

with two windows to front, window to side and window to rear. Range of hand made kitchen base units with granite work top over, waste disposal unit, space for range cooker, dishwasher and American style fridge

freezer, breakfast area and flagstone flooring. Door to utility room.

UTILITY

with door to front, window to side, freestanding oil boiler, work top incorporating stainless steel sink and drainer, low level cupboards, space for washing machine and stacker tumble dryer.

FIRST FLOOR LANDING

with airing cupboard housing pressurised water tank and slatted shelving.

MAIN BEDROOM

(previously two bedrooms), with windows to front and side, range of fitted hand made wardrobes, chest of drawers and cupboard.

EN SUITE BATHROOM

with velux window, wc, panelled bath, separate double depth shower cubicle, wash hand basin with low level cupboards and drawers, heated towel rail, part tiled walls, vinyl tiled floor.

BEDROOM

A generous single room with arched low level windows to side and velux window.

BEDROOM

with two windows to side, fitted quadruple wardrobe, steps down to







REAR LANDING

with fitted double wardrobe. Doors to bathroom and bedroom/study.

BATHROOM

with velux window to side, P shaped bath with shower over, wash hand basin, wc, heated towel rail, vinyl tiled flooring.

INTER-LINKING BEDROOM/STUDY

with Juliet balcony, velux windows, fitted double wardrobe.

SELF CONTAINED ANNEXE

The ground floor is split into an

INSULATED WORKSHOP/STUDIO

with three phase electricity to the building, floor to ceiling window to rear, insulated flooring, free standing boiler. Door to

SITTING ROOM

with double doors to rear with wall to ceiling windows either side, TV point, thermostat control and stairs leading up to

KITCHEN/DINING ROOM

with velux window to rear, range of matching wall and base units with work top over incorporating stainless steel sink with drainer and four ring hob, integrated oven, space for fridge freezer and washing machine. Dining area with space for seating, door to

BEDROOM

a generous double room with two velux windows to rear.

EN SUITE BATHROOM

bath with shower over, pedestal wash hand basin, wc, part tiled walls and tiled floor.

OUTSIDE

To the front, a sloping stone chipping driveway leads to a gated entrance with parking for several vehicles, planted beds, shrubs and trees. Oil tank. Gates either side of annexe, one accessed through a brick archway that opens onto the garden.

REAR GARDEN

with patio seating area leading onto a deceptively large, mainly laid to lawn garden with planted beds, mature shrubs and trees overlooking grazing land with pleasant countryside views beyond. Rear oil tank and large garden timber shed with fitted units, work top and shelving.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

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

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. There is a shared entrance driveway with one other property.

AGENTS NOTE: The property is within the curtilage of a listed building.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band G for the main house and A for the annexe.

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

VIEWING: By Prior Appointment with the selling agent.

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Peter Clarke



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