

Peter Clarke



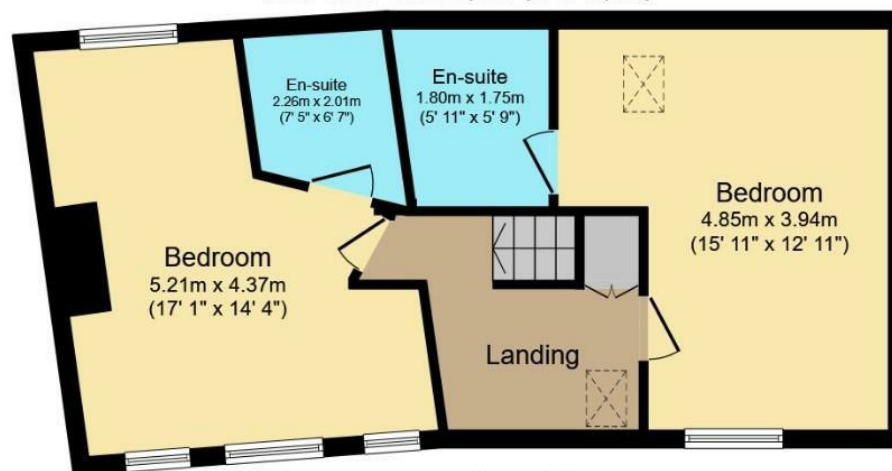
Ivy Barn 4 Holyoake Court, Wootton Wawen, Henley-in-Arden, B95 6HW



4 Holyoake Court, Little Alne, B95 6HW



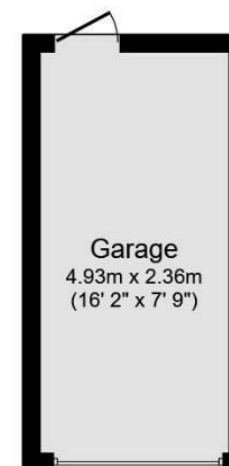
Ground Floor  
Floor area 48.9 sq.m. (526 sq.ft.)



First Floor

Total floor area: 108.8 sq.m. (1,171 sq.ft.)

Floor area 48.8 sq.m. (526 sq.ft.)



Garage  
Floor area 11.1 sq.m. (119 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

- NO CHAIN
- Stunning two bedroom barn conversion
- Spacious country living
- Secluded courtyard
- Private garden space
- Two en suite bathrooms
- Dining kitchen
- Downstairs cloakroom
- Garage and parking
- Close to Henley in Arden, Alcester and Stratford upon Avon



Offers Over £395,000

Offered for sale with no onward chain this stunning two bed barn conversion is the epitome of country living. Nestled in a secluded and private courtyard in the charming rural Warwickshire hamlet of Little Alne, Ivy Barn offers superior accommodation finished to the very highest standards. Recently fully refurbished, this character home sits within a collection of period brick barns.

Ivy Barn is located within Little Alne, a sought-after Warwickshire hamlet set in the rolling open countryside, on the B4089 between Alcester and Wootton Wawen. The property is within easy access of all amenities of nearby Alcester, Henley-in-Arden and Stratford-upon-Avon. Rail links from Wootton Wawen and Bearley link with the main rail network to London and beyond while the national motorway network is easily accessible linking to the NEC, Birmingham International Airport and the M40/42.

Nearby Wootton Wawen boasts a well stocked local store, has an Infant and Junior school and historic parish church and inn. Also nearby is the village Aston Cantlow with its famous Kings Head Public House.

## ACCOMMODATION

### SPACIOUS ENTRANCE HALL

gives access to the sitting room to the left, cloakroom ahead and generous kitchen dining room to the right. The dual aspect sitting room and dining kitchen both open on to a private terraced space through patio doors to the front, offering alfresco dining and entertaining in this low maintenance outdoor space.

### SITTING ROOM

with a stunning local Wilmcote stone fireplace with cast iron log burner complemented by a wealth of exposed rustic beams throughout the downstairs.

### KITCHEN

The L-shaped fitted Shaker-style kitchen with solid hardwood worktop has integrated appliances with its dining space linked to the garden through patio doors. This room also benefits from underfloor heating.

### CLOAKROOM

beautifully presented and with space for storage.

### FIRST FLOOR

Upstairs Ivy Barn boasts two generous double bedrooms both with their own independent en-suite facilities. The dual aspect principal suite boasts dressing area and ensuite bathroom with stunning roll top-bath. Bedroom Two is also dual aspect with views across the courtyard and open countryside to the rear with a newly refitted shower room.

All windows and doors modern double glazed hardwood units.













## OUTSIDE

Ivy Barn has an allocated courtyard parking space directly outside the garden gate, a single garage and a second additional parking space.

## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity and water are connected to the property. Drainage is via a septic tank shared with the four other properties in the Holyoake Courtyard. However, this should be checked by your solicitor before exchange of contracts. Heating is via off peak electric storage heaters, with underfloor heating to the kitchen/dining areas.

**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 E.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. 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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