

# archerbassett

LETTINGS AND SALES



3 Newbold Farm, Newbold-on-Avon, CV21 1UU

£1,995 PCM



Unique opportunity to enjoy contemporary lifestyle living in this recently renovated barn conversion which is situated in a semi-rural village of Newbold-on-Avon. This home is in the heart of Newbold Farm and is within easy reach of Rugby's busy Market Town, train station and Midlands roads networks. The Hayloft has been finished to a high specification set on two floors and retains some original features including exposed brickwork and vaulted ceilings giving a feeling of space all of which can only be fully appreciated upon internal inspection. In brief the accommodation comprises of living room with floor to ceiling brick fireplace incorporating wood burning stove and log store, bi-fold doors leading to enclosed private rear garden, cupboard housing washing machine and tumble dryer, fitted kitchen/dining area with Range Master oven, integrated dishwasher, freestanding fridge freezer and door to the rear garden. There are three bedrooms with the master situated on the ground floor with en-suite shower room. The first floor boasts second bedroom which is a double and incorporates en-suite whilst the third is a single which could lend itself to either a bedroom/study/nursery. Family bathroom with thermostatically controlled shower over the bath. Fully enclosed rear garden with access to central communal courtyard, parking and garage with electric operated door and high security alarm system.

- BARN CONVERSION
- SET IN COURTYARD OF SIMILAR BARNs
- LOG BURNER
- WELL EQUIPPED FITTED KITCHEN
- TWO EN-SUITES
- GAS CENTRALLY HEATED
- DOUBLE GLAZED THROUGHOUT
- WEALTH OF CHARACTER

