



EDWARDS

ESTABLISHED 2007



LOWER BINTON CV37 9TQ

FOR STARTERS



GUIDE PRICE
£450,000

MAIN COURSE

Nestled in an idyllic, picturesque semi-rural location just outside of Stratford-upon-Avon, this unique detached single level, two-bedroom barn conversion is a true gem. Set within its own plot, the property boasts a large garden that overlooks tranquil fields, and a generous driveway offering off-road parking for up to five vehicles.

As an added bonus, there is a detached double garage currently utilised as storage, featuring a mezzanine level. Available for sale with no chain, this charming property is perfect for downsizers, a lock-up-and-leave, or as an investment for holiday or long-term letting.

Upon entering through the front door, you are welcomed into a spacious open-plan living, dining, and kitchen area. This space exudes character and charm, highlighted by a vaulted ceiling with exposed beams, a focal log burner, and real wood flooring. French doors open onto the garden, seamlessly blending indoor and outdoor living. The kitchen is fitted with timeless cream shaker-style units, incorporating an integrated oven and hob, with space for additional appliances. A stable door provides convenient access to the rear garden.

Both bedrooms are situated at either end of the living space, each with its own bathroom. While not large, these rooms comfortably accommodate double beds. One bedroom features a large built-in cupboard and an en-suite shower room, while the other, accessed via an inner hallway, currently includes fitted furniture and space for a single bed. This room can be easily adapted to fit a double bed if the



furniture is removed and benefits from an en-suite bathroom fitted with a bath. The inner hallway also leads to a handy utility room offering storage and space for a washing machine.

Outside, the property truly shines with a quiet and secluded garden overlooking open fields. The garden is mainly laid to lawn, with planted borders and a greenhouse. The large driveway provides access to the detached double garage, a versatile building that adds to the property's appeal. Although planning restrictions prevent the garage from being used as a separate annexe, it can serve as an office space, hobby room, Gym or additional guest bedroom to the main house.

This enchanting barn conversion is a rare find, offering a blend of rustic charm and modern convenience in a stunning setting, making it an ideal choice for a variety of buyers.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - E



EPC
Band - E



North West Facing
Garden



Mains Services
Electric, Water &
Drainage



Heating System
LPG Gas



Temple Grafton
Primary School

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