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Kenilworth CV8 2LE

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Welcome to Daffodil Barn, a stunning barn conversion nestled in the charming village of Ashow. This beautiful semi detached barn conversion, built in 1800, offers a unique blend of historic charm and modern comfort.

As you approach Daffodil Barn, you are greeted by picturesque views of farmland and meticulously maintained gardens surrounding the property. The driveway, adorned with a classic five bar gate, provides ample parking space and leads to a timber garage.

Stepping inside, you are immediately struck by the character of this home. Original features such as flagstone floors and vaulted ceilings with exposed beams create a warm and inviting atmosphere. The layout, all on one floor, offers convenience and practicality.

The property boasts two reception rooms, three bedrooms, and three bathrooms, providing ample space for comfortable living. The sitting room features an impressive inglenook fireplace with a wood-burning stove, perfect for cosy evenings. The open plan kitchen and dining area is ideal for entertaining guests or enjoying family meals.

*Custom text box*



selling quality  
property since 1995









## Dimensions

### GROUND FLOOR

**Kitchen/Diner**  
6.93m x 3.33m

**Lounge**  
5.79m x 3.33m

**Lobby**

**Bedroom One**  
5.28m x 3.28m

**Dressing Room/Study**  
3.25m x 2.95m

**En-Suite**

**Inner Hall**

**Bathroom**  
3.02m x 1.73m

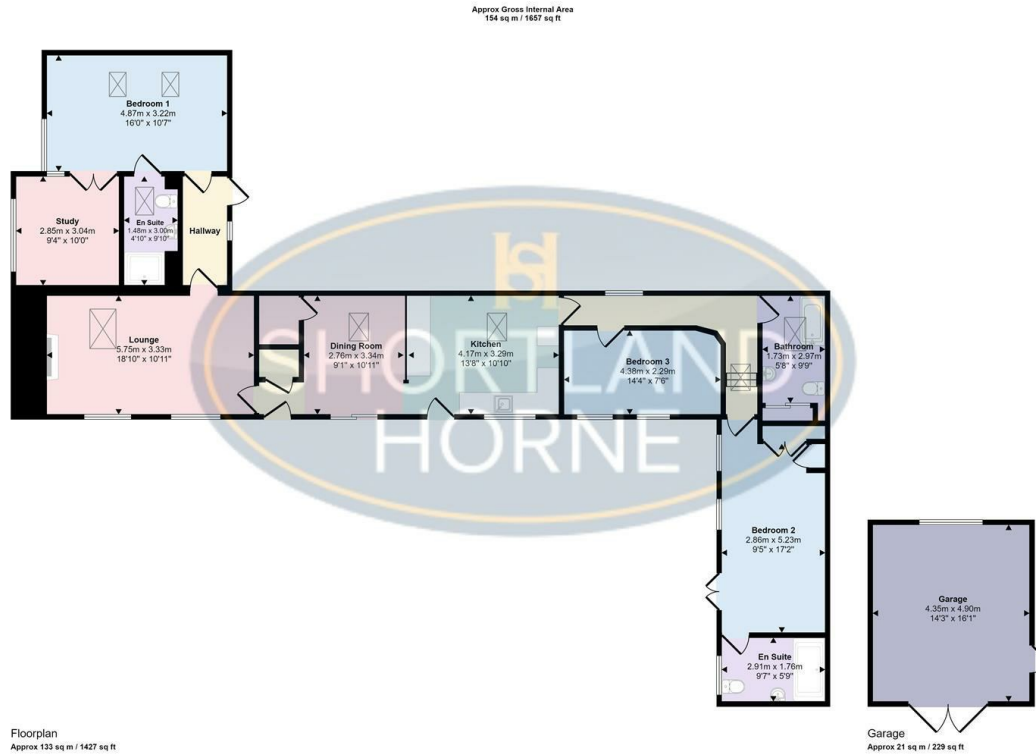
**Bedroom Three**  
4.37m x 2.34m

**Bedroom Two**  
5.87m x 2.92m

**En-Suite**



# Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Total area: 1496.20 sq ft

### Disclaimer

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Horne.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

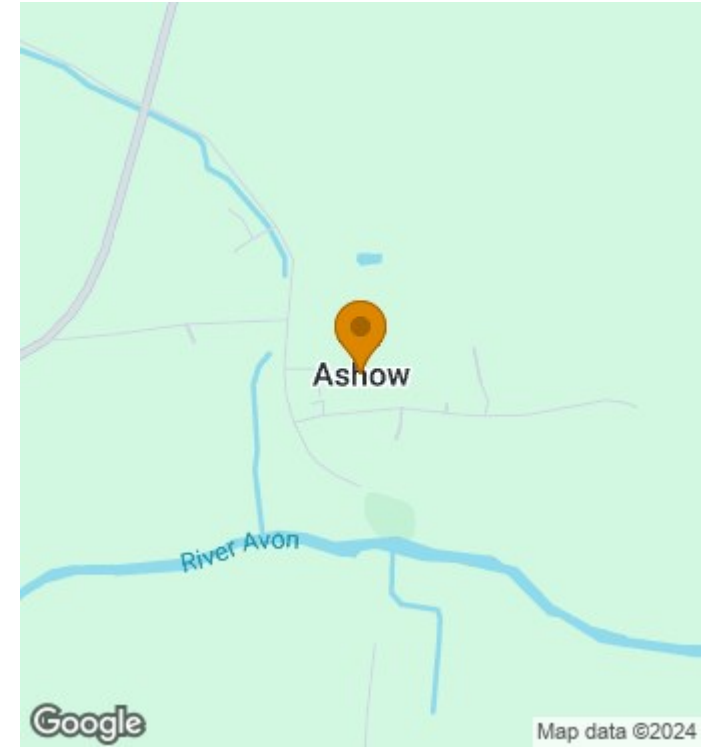
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

# Location Map



# EPC

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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