



EDWARD KNIGHT
ESTATE AGENTS

STONEFORD BARN, BARN LANE, PRINCETHORPE, RUGBY, CV23 9QJ

OFFERS OVER £795,000





PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present this rare opportunity to purchase a charming four bedroom barn conversion, nestled within picturesque farmland on the outskirts of Princethorpe, one of Warwickshires most sought after villages. Surrounded by beautiful countryside, the barn and stables were originally converted in 2007 retaining many original character features including exposed beams, original brickwork, stonework, timbers, vaulted ceilings, beautiful fireplaces and wood burning stoves. This remarkable property requires improvement throughout its vast accommodation, offering fantastic potential in an unmatched location.

The spacious accommodation spans over two floors and includes three bedrooms and four reception rooms to the main property as well as a sizeable one bedroom annex and large detached double garage.

Externally, this charming property boasts an expansive garden with views in all directions allowing you to enjoy the properties tranquillity in complete privacy. The property boasts multiple patios areas wrapped around the property, ideal for alfresco dining and entertaining guests, all in which enjoy rural views. There is a large courtyard area accessed directly via the main gates which lead from Barn Lane, Stoneyford Barn being the only property in the road.



This fantastic home is being offered to the market with no onward chain, viewings are strictly by appointment with Edward Knight Estate Agents Regent Street offices.

LOCATION

Situated amongst vast farmland within the beautiful county of warwickskire, Princethorpe is a well-established village located approximately halfway between Rugby and Leamington Spa, and also provides convenient access to Coventry, Southam and Warwick.

The nearby villages of Princethorpe and Stretton-on-Dunsmore include various public house's, local shops and a doctor's surgery, two outstanding primary schools and the well-renowned Princethorpe College is just a short walk away.

The village is ideally situated with excellent access to road networks nearby including the motorway networks of A45, A46, M1 & M6. Rugby railway station also offers a high speed train service to London Euston in just under 50 minutes.







GROUND FLOOR

ENTRANCE HALL

9' 7" x 8' (2.92m x 2.44m)

LIVING ROOM

28' 7" x 16' 2" (8.71m x 4.93m)

STUDY

16' 2" x 11' 8" (4.93m x 3.56m)

DINING ROOM

14' 5" x 13' 7" (4.39m x 4.14m)

KITCHEN

24' 4" x 9' 7" (7.42m x 2.92m)

BEDROOM FOUR

14' 11" x 12' 2" (4.55m x 3.71m)

BATHROOM

LIVING ROOM

22' 3" x 9' 7" (6.78m x 2.92m)

KITCHEN

23' 7" x 10' 9" (7.19m x 3.28m)

BATHROOM

BEDROOM THREE

15' 1" x 10' 7" (4.6m x 3.23m)

WALK IN WARDROBE

9' 1" x 7' 9" (2.77m x 2.36m)

FIRST FLOOR

LANDING

BEDROOM ONE

16' 2" x 12' 7" (4.93m x 3.84m)

BEDROOM TWO

16' 2" x 12' 4" (4.93m x 3.76m)

GARAGE

21' 5" x 20' 2" (6.53m x 6.15m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		53 E
21-38	F		
1-20	G	7 G	