





This exquisite former threshing barn forms a part of a charming courtyard that houses a collection of unique and character-filled homes nestled in the heart of a highly sought-after village. The flawlessly maintained living space spans across three floors, showcasing numerous original features that exude charm and personality. The property boasts a recreation hall, guest cloakroom, a delightful dining area, a cosy living room, a bespoke breakfast kitchen and a utility room. Impressive first-floor landing area that leads to the master bedroom with a fabulous en-suite bathroom. Additionally, there are two more double bedrooms on this level. Ascending to the second floor, you will find another double bedroom and the main bathroom, complete with a stunning free-standing bath. To the outside, there is courtyard parking, garaging, and a landscaped rear garden with a southerly aspect. Energy rating of F.

Location

Langley is a most delightful and unspoilt hamlet, nestling amidst glorious Warwickshire countryside, midway between the larger villages of Norton Lindsey and Snitterfield, which between them offer Junior and Infant schools, inns, village shop, parish church and doctors surgery. The larger village of Claverdon is also close by providing rail services from Claverdon Station as well as many village activities. Langley is also very well placed for access to the M40 at Longbridge Island (Junction 15).

Approach

Through a full height double glazed, double-opening entrance doors with matching side screens into:

Entrance Vestibule

Antico floor, downlighters, and an attractive range of

custom-designed cloaks/storage cupboards provide shelving, drawers, hat and coat rail space. Matching decorative panelling, glazed double opening doors to the Dining Room. Door to:

Guest Cloakroom

Which again was custom-designed and installed by Christopher Peters Interiors. Marble worktop with countertop wash hand basin and sliding door storage cupboards below. WC with a concealed cistern, matching tiled floor, heated towel rail, ca'pietra tiled splashbacks, eye-level storage cabinet, and downlighters with auto sensor lighting.

Dining Area

15'1" x 14'1" (4.62m x 4.30m)

Exposed ceiling beams, downlighters, radiator, double glazed, double opening French doors with matching side screens provide views



and access to the garden. Staircase rising to First Floor and opening to:

Living Room

19'11" x 12'9" (6.09m x 3.91m)

Exposed ceiling beams, downlighters, wide projecting chimney breast housing a recessed Gazco cast iron stove, set on a raised stone display hearth. Two radiators and a full-height double-glazed casement door with matching side screens provide access to the gardens.

Breakfast Kitchen

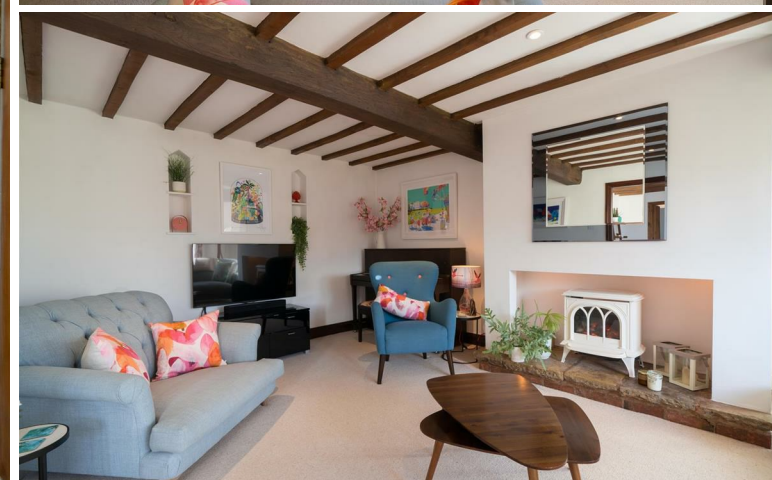
13'7" x 11'10" (4.16m x 3.62m)

Again designed by Christopher Peters. Enjoying an attractive range of bespoke units, Caesarstone worktops. Inset Kohler ceramic sink with a feature copper finish Quooker tap. Bosch induction hob with a

copper-fronted Faber extractor unit over. Double-door pantry cupboard with adjacent double-shelved storage cupboard, incorporating a wine store, plus a further single-door storage cupboard. Corner carousel unit and pull-out bin. Bosch electric oven and microwave oven. Bosch dishwasher and a Leibherr integrated fridge/freezer, Concealed Worcester LPG boiler, exposed ceiling beams, downlighters, Amtico floor. Additional mirror-fronted sliding double-door shelved storage cabinet. Casement door to the rear aspect and garden and a sliding pocket door leads to:

Utility Room

Matching Caesarstone worktop and upturns with cupboard below concealing space and plumbing for a washing machine and tumble dryer. Eye-level storage cupboard, Amtico floor and an additional Leibherr fridge/freezer with adjacent tall storage cupboard.



Feature Landing

Provides ample space for relaxing/reading a good book or children's play area. Two radiators, feature double-glazed, arched windows to the front and rear aspects. Exposed ceiling and wall beams, uplighters, solid wooden doors to three bedrooms and a further staircase rising to the Second Floor.

Bedroom One

11'10" x 11'10" (3.62m x 3.61m)

Downlighters, built-in mirror fronted, sliding door wardrobes, radiator and two sealed unit double glazed windows to the rear aspect. Door to:

Luxury En-Suite

Modern white suite with chrome fittings comprising a double-ended bath with a mixer tap and telescopic shower attachment. Wash hand





basin with storage cupboard below, WC with a concealed cistern. Complementary tiled splashbacks, heated towel rail, exposed timbers, downlighters, Automatic Velux double-glazed roof light, and built-in medicine cabinet. There is also an amazing, mosaic-tiled shower enclosure with a fixed-head rainfall shower and a glass shower door. The en-suite has a tiled floor with underfloor heating.

Bedroom Two

12'10" x 9'8" (3.93m x 2.97m)

Built-in shelved double door storage cupboard, downlighters, radiator, exposed wall beams and a sealed unit double-glazed window to rear aspect.

Bedroom Three

12'9" x 8'3" (3.91m x 2.52m)

Downlighters, exposed wall beams, built-in double door shelved,

storage cupboard, radiator and a sealed unit double glazed window to the side aspect.

Second Floor Mezzanine Landing

Views of the main landing, exposed timbers, downlighters, double glazed Velux roof light. Doors to:

Bedroom Four

14'6" max x 13'6" (4.42m max x 4.13m)

Part-angled ceilings incorporating a double-glazed roof light, exposed timbers, downlighters.

Family Bathroom

11'5" x 10'9" (3.50m x 3.29m)

Period style white suite with chrome fittings comprising free standing roll top bath with telephone style mixer tap and shower attachment.

WC, pedestal wash hand basin, two chrome heated towel rails, tiled shower enclosure with Imperial Bathroom Company shower system. Decorative tiled floor, downlighters, exposed timbers, double glazed roof light, wall light point and a built-in linen cupboard and shelved double-door storage cupboard.

Outside

The Old Barn faces a wide, sweeping gravel courtyard of just five properties, and is thought to date back to 1860. To the front of the property, there is ample guest parking and an open-fronted garage

Garage

19'10" x 15'3" (6.06m x 4.66m)

Having power with a Tesla charging point, brick and pave flooring and also provides great storage space.





Good sized Rear Garden

The landscaping and planting created by Nick Kemp Garden Design is a particular feature of the property. The garden benefits from a southerly aspect and there is a circular lawned area with brick-paved pathways and, a small kitchen garden area, together with a covered hand-built wood-fired pizza oven with an adjoining patio area. There is a tucked away storage area, which accommodates the timber garden shed and is laid to paving. There is also a gated rear pedestrian access.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this. There is a small service charge of circa £39 per month which covers the cost of maintaining the shared courtyard area and the upkeep of the shared septic tank.

Services

Mains electric and water are connected to the property, the heating is via Calor gas-fired system and drainage to a septic tank. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own inquiries

Council Tax

The property is in Council Tax Band "G" - Stratford upon Avon District Council

Postcode

CV37 0HN

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Warwick Office
17-19 Jury Street
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CV34 4EL

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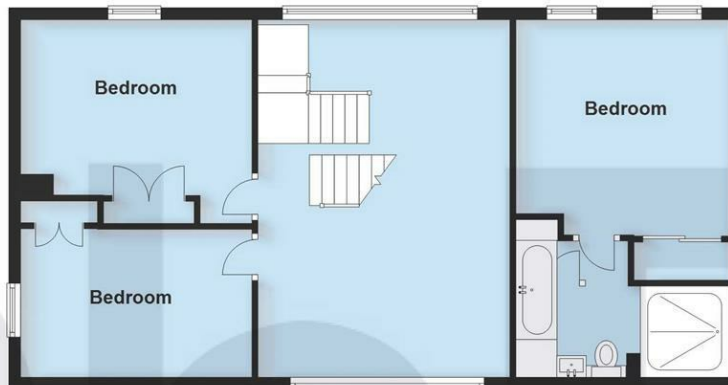
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

63

24

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

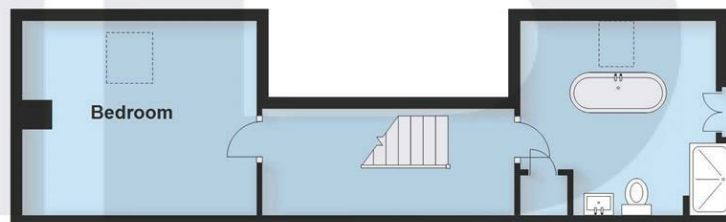
First Floor
Approx. 73.1 sq. metres (787.3 sq. feet)



Ground Floor
Approx. 73.1 sq. metres (787.3 sq. feet)



Second Floor
Approx. 33.0 sq. metres (355.3 sq. feet)



Total area: approx. 179.3 sq. metres (1929.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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