



THE OLD STABLES, 1 CROWLEYS FARM BARNs, ULLENHALL, B95 5PL
ASKING PRICE OF £425,000

»X Two/Three Bedroom Barn Conversion

»X Breakfast Kitchen

»X Large Living Room & Dining Area

»X Two Double Bedrooms

»X Study / Bedroom Three

»X South Facing Courtyard Garden

»X Carport & Allocated Parking Space

»X Immaculately Presented

»X Oil Fired Central Heating

PROPERTY OVERVIEW

If you are looking for a property with character and charm this stunning two bedroom barn conversion set within the sought after village of Ullenhall is a must see. This two story barn lies adjacent from the original farmhouse and is accessed via a gravel drive but also affords its own enclosed private parking and walled garden with features including a raised patio area for seating and gravel borders. Once inside, you can't help but appreciate the exceptionally light space that the property affords which includes a welcoming hallway with stoned flooring and stairs leading to all first floor accommodation. The ground floor is completed with a breakfast kitchen and delightful open plan living and dining area affording dual aspect windows, wooden beams, wood burner and French doors opening onto the courtyard. To the first floor are two double bedrooms with the master bedroom benefitting from a range of bespoke fitted furniture, vaulted ceiling and a recently refurbished En-suite. The second bedroom and modern bathroom complete this beautiful home. Viewing is essential to fully appreciate this stunning barn conversion. Briefly the property affords: - entrance hall, living room, dining area, breakfast kitchen, two bedrooms, third bedroom currently being used as a study, modern bathroom. The outside area comprises of a south facing courtyard.

PROPERTY LOCATION

This delightful and popular village of Ullenhall, which lies only two miles west of Henley in Arden, has the added beauty of being amidst unspoilt greenbelt countryside, which makes it an outstanding location to reside in. With an active community, tennis courts, village hall, a nursery and a playgroup, it offers everything for any age. Benefitting from modern facilities which include superfast broadband, yet still retaining its history with its own War memorial and two beautiful churches, this village is one of the old clearings made in the Forest of Arden. Being well placed for the M42, M40 and M5, as well as Birmingham International Railway Station, and the National Exhibition Centre, this property has easy access to the old and historic market town of Henley in Arden, Redditch, Alcester, Warwick, Solihull and Stratford Upon Avon.

COUNCIL TAX

Band E

TENURE

Freehold

SERVICES

Oil, mains electric and water on a meter (No gas to the village)

BROADBAND

BT

LOFT AREA

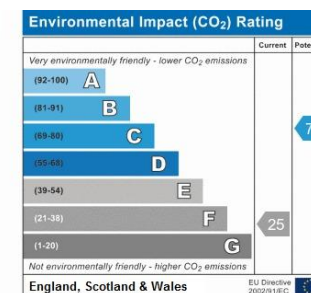
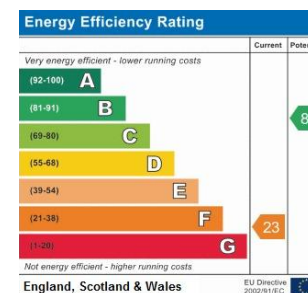
With lighting

COURTYARD

South facing

ITEMS INCLUDED IN THE SALE

Carpets, curtains, blinds, shed, Baumatic oven and hob, extractor and Bosch dishwasher



FIRST FLOOR

ENTRANCE HALL

12' 1" x 7' 10" (3.70m x 2.40m)

LIVING ROOM

15' 5" x 9' 8" (4.70m x 2.95m)

DINING AREA

15' 5" x 9' 10" (4.70m x 3.00m)

BREAKFAST KITCHEN

15' 5" x 11' 6" (4.70m x 3.50m)

BEDROOM ONE

12' 2" x 9' 8" (3.70m x 2.95m)

BEDROOM TWO

12' 2" x 11' 6" (3.70m x 3.50m)

STUDY/BEDROOM THREE

7' 10" x 6' 1" (2.40m x 1.85m)

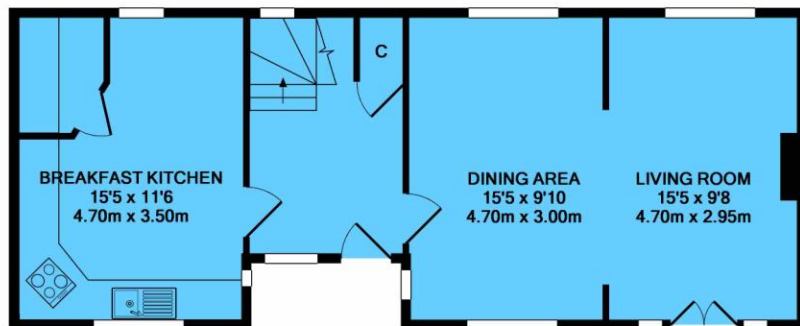
BATHROOM

9' 10" x 6' 0" (3.00m x 1.85m)

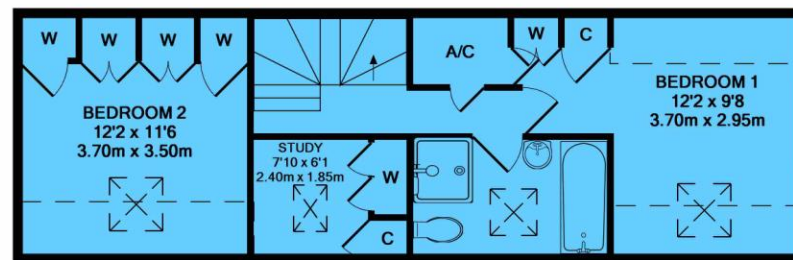
SOUTH FACING COURTYARD







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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