




THE FARMHOUSE

Mousley End, Hatton, Warwickshire




A CONTEMPORARY BARN CONVERSION IN A CHARMING RURAL LOCATION

The property provides spacious, modern living with equestrian facilities including stabling, a manège, and approximately 13.6 acres of land.


4/5


4


1/2


C


13.6 acres

Further land of in all about 2.37 acres and an additional stable yard is available by separate negotiation.

Distances: Warwick Parkway Station 5.5 miles (trains to London Marylebone from 90 mins), M40 (J15) 6.3 miles, Warwick 7.7 miles
Leamington Spa 10 miles, Stratford-upon-Avon 14 miles, Solihull 9.5 miles, Birmingham International Airport 13 miles, Birmingham 24 miles
(All distances and times are approximate)

SITUATION

Mousley End is a charming Warwickshire hamlet, part of the parish of Rowington and closely associated with the nearby village of Hatton. The area is surrounded by beautiful Warwickshire countryside, located west of Warwick and east of Henley-in-Arden, offering a peaceful rural atmosphere with strong transport links. It's ideal for those seeking countryside tranquility without sacrificing access to urban facilities.

There are local shops for day-to-day amenities in nearby Shrewley, Lapworth and Hatton Park. Further shopping and leisure facilities can be found in Henley-in-Arden, Warwick, Leamington Spa and Stratford-upon-Avon.

The property is ideally located for the commuter with Warwick Parkway Station approximately 5.5 miles away, providing access to London Marylebone within 90 mins. There are also train stations within easy access at Lapworth, Dorridge and Hatton with regular commuter services to Birmingham and London. The M40 (J15) approximately six miles away, provides access to Birmingham to the north and London to the south as well as the wider motorway network.

The area is extremely well provided for with a variety of state, private and grammar schools to suit most requirements including Warwick Prep School, Warwick School and King's High School For Girls. Kingsley School for Girls is in Leamington Spa and also within easy reach are the Stratford grammar schools and The Croft Prep School.

THE PROPERTY

This contemporary barn conversion has been thoughtfully designed and beautifully finished to create a striking family home that blends rustic character with modern luxury. Set within a peaceful countryside location, the property has generous accommodation with a seamless flow and impressive proportions throughout.

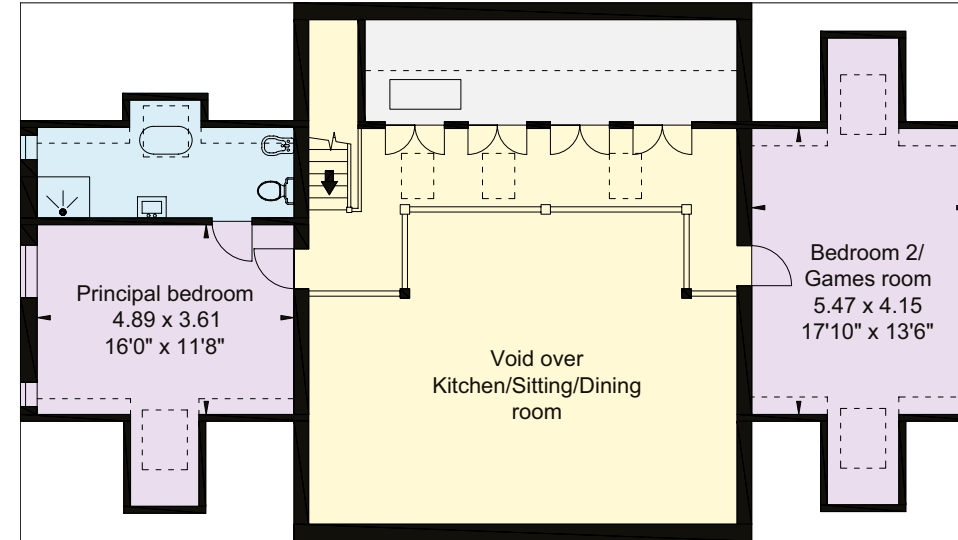




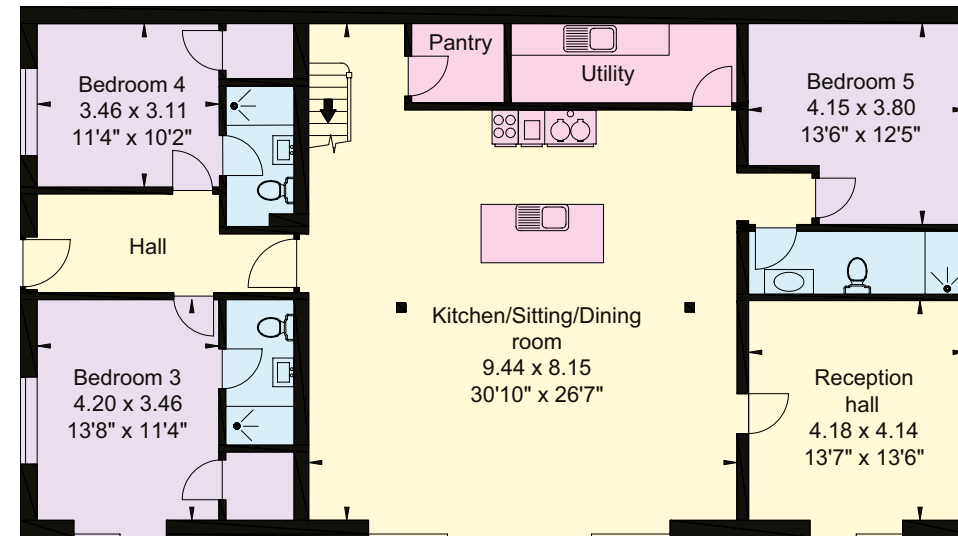
The entrance hall leads into a spectacular open-plan kitchen, sitting, and dining area, flooded with natural light and ideal for both everyday living and entertaining. This stunning heart of the home showcases high ceilings, exposed beams and lovely finishes. The well-appointed kitchen features a large seven oven AGA and free standing units in keeping with the rustic style.

The ground floor has three double bedrooms, two of which benefit from stylish en suite shower rooms, in addition to a contemporary family shower room.

Upstairs, the principal bedroom suite provides a tranquil retreat, complete with an en suite bathroom. A spacious games room on the first floor offers flexible use, perfect for family recreation or as a studio.

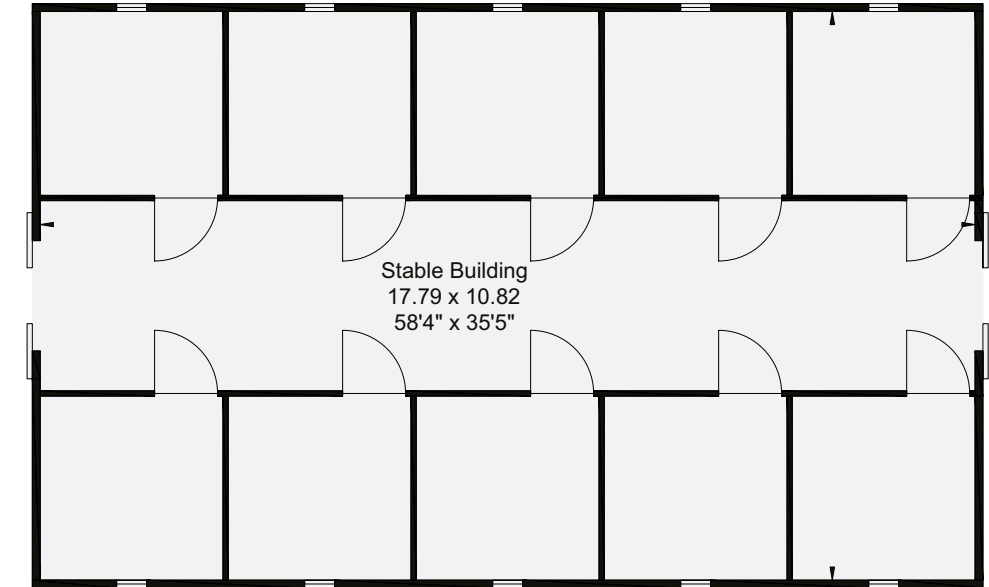


The Farmhouse First Floor



The Farmhouse Ground Floor

Approximate Gross Internal Area House: 250 sq m (2,692 sq ft) exc. Void
 Stable Building: 193 sq m (2,078 sq ft)
 Total: 443 sq m (4,770 sq ft) inc. restricted head height



Not shown in
 actual location /
 orientation

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Outside is a charming garden predominantly laid to lawn, complete with an ornamental pond and a spacious patio seamlessly connecting indoor and outdoor living – perfect for entertaining and relaxation. A wellness area with a high-spec spa and swim spa is ideal for relaxation and low-impact exercise. There is an attractive covered seating area with views over the ornamental pond. This decked area has water and electricity and is ideal for outdoor entertaining.

Beyond the formal gardens, the property is ideally suited for equestrian enthusiasts, boasting 10 stables, a manège, and approximately 13 acres of land. Further land and stabling is available by separate negotiation

This beautiful home presents a rare opportunity to enjoy the charm of barn-style living with all the comforts of modern design – an ideal blend of country aesthetics and contemporary comfort.





PROPERTY INFORMATION

Services: Mains electricity and water are connected to the property. Oil fired central heating and a solar system. There is a sewage treatment plant.

PLEASE NOTE: There will be a management company in place which will have responsibility for the sewage treatment plant for all properties.

What3Words: ///infinite.pepper.fruits

Tenure: Freehold

Local Authority: Warwick District Council

Council Tax: Band E

Viewing: By prior appointment only with the agents.

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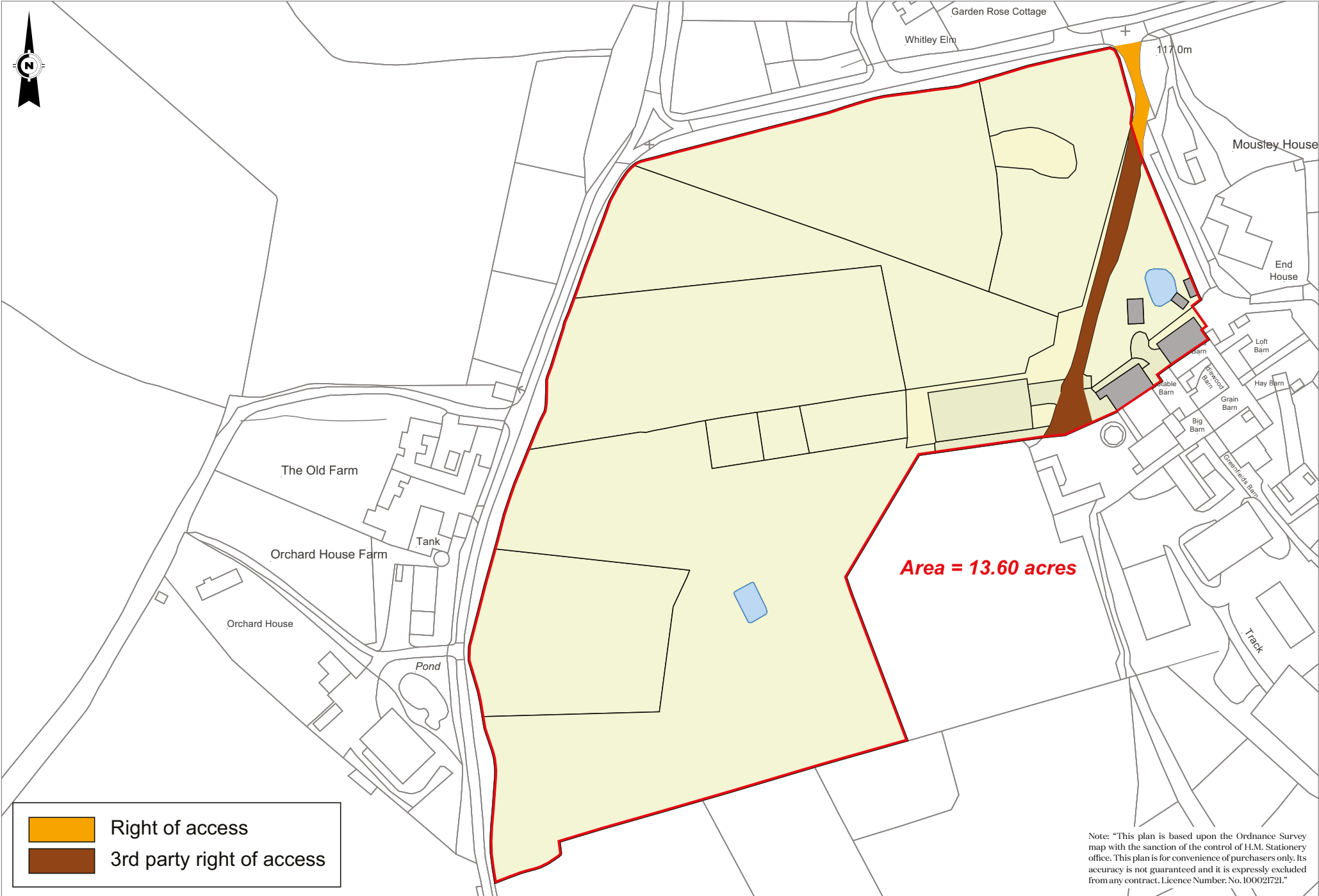
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Date: 22 July 2025
Our reference: STR012463771

The Farmhouse, Mousley House Farm, Case Lane, Hatton, Warwick, CV35 7JG

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,100,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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