



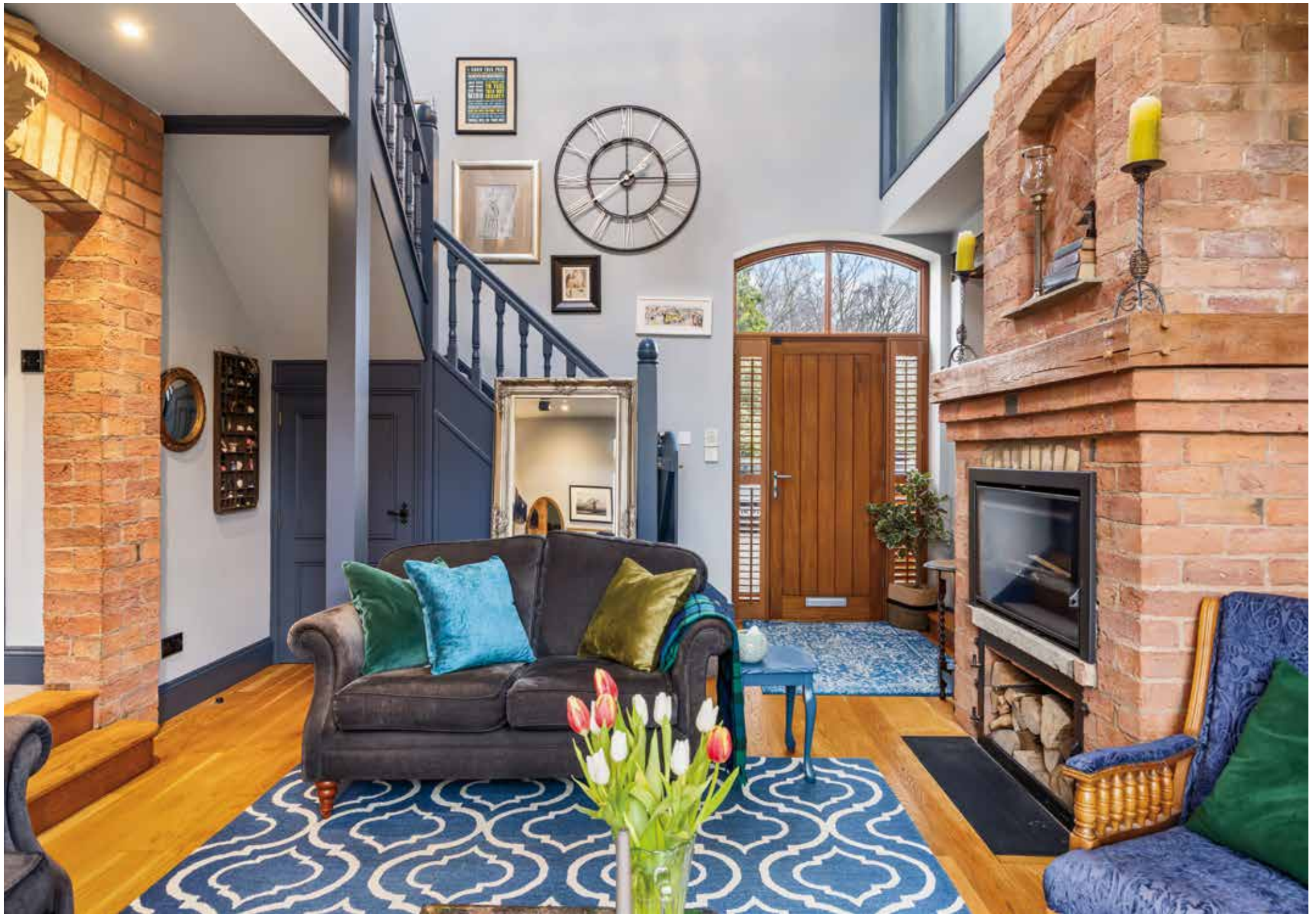
The Barn  
Overstone Road | Withybrook | Coventry | West Midlands | CV7 9LU

 FINE & COUNTRY

# THE BARN



*A beautiful four-bedroom barn conversion offering exceptional family living, set on a plot of 0.23 acres within a private courtyard and enjoying exceptional open countryside views.*



# GROUND FLOOR

Discreetly positioned within a private courtyard setting, The Barn at Overstone Court is a beautifully executed four-bedroom barn conversion set within approximately 0.23 acres, offering an exceptional balance of architectural character, modern comfort and uninterrupted countryside views. Set back from the road and surrounded by open fields, the property enjoys a rare sense of peace and seclusion, creating a calm rural retreat without feeling isolated or disconnected.

The approach immediately sets the tone. With four allocated parking spaces and a double garage, one side thoughtfully converted into a gym while retaining generous storage. The home combines practicality with flexibility. The courtyard arrangement enhances privacy and creates a welcoming, community-minded, yet tranquil arrival.

## Ground Floor

Internally, the barn's origins are celebrated throughout. Vaulted ceilings, exposed beams and carefully retained architectural features give the home a strong sense of identity, while abundant natural light flows through well-placed windows and Velux roof lights, accentuating the volume and craftsmanship of the conversion. At the heart of the home sits the main living space, anchored by a striking brick fireplace and log burner, providing a warm and inviting focal point for family life and winter evenings alike.

The kitchen blends character with contemporary functionality, designed to support both everyday living and relaxed entertaining. A central island forms a natural hub for casual meals and conversation, complemented by high-end quality finishes and generous worktop space.

A conveniently located WC further enhances day-to-day practicality for family life and guests alike. A separate utility room and additional side entrance provide an ideal alternative after countryside walks, offering space for coats, boots and muddy paws, while keeping the main living areas effortlessly ordered.

A fitted study offers an ideal home-working environment or quiet retreat, further enhancing the versatility of the layout.





# SELLER INSIGHT

“The owners have enjoyed nearly twenty years living in this beautifully converted barn and from the outset it was the outlook, architectural style and setting that captured their hearts. “It offered exactly what we were looking for,” they explain, “a rural environment with open countryside views, yet without feeling remote or disconnected.” Set back from the road within a private courtyard, the property immediately conveys a sense of seclusion and calm, creating a peaceful retreat that feels a world away from daily pressures.

One of the most treasured aspects of the home is its tranquil position and the uninterrupted views across the surrounding fields. “The countryside outlook is ever-changing and endlessly enjoyable,” say the owners. “Watching the sunrise over the fields is something we never tire of and the garden has been a wonderful space to enjoy every season.” Whether it’s quiet mornings outdoors or evenings spent taking in the scenery, the connection to nature is a defining feature of life here.

Inside, the barn conversion blends character with comfort. Vaulted ceilings and exposed wooden beams give the house a sense of space and authenticity, while the log burner provides a cosy focal point during the winter months. Natural light flows through the property all day, enhanced by thoughtfully placed Velux roof windows that brighten the interiors and highlight the architectural features.

Over the years, the owners have continually invested in the property, ensuring it remained both stylish and efficient. Significant upgrades include a new roof, windows and doors, a modern central heating system and boiler, and the installation of solar panels for hot water. The kitchen and bathrooms have been replaced, the home redecorated throughout, and part of the garage has been converted into a gym. Practical additions such as an EV charger further reflect the forward-thinking approach taken, all while preserving the character of the original building.

The sense of community has been another unexpected pleasure. “The neighbours are genuinely friendly, and the wider village community is very welcoming, with regular events held at the village hall,” the owners note. Despite the rural setting, everyday conveniences are close at hand. Walking and running routes across accessible farmland begin nearby, while supermarkets, motorways, golf clubs, cinemas and restaurants are all within a ten-minute drive.

Reflecting on their time here, the owners say, “We will miss the house, the garden, the views, the neighbours, the peace and quiet, but above all, the memories we’ve made.” It is a home that offers not just a place to live, but a lifestyle defined by space, tranquillity and understated luxury.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







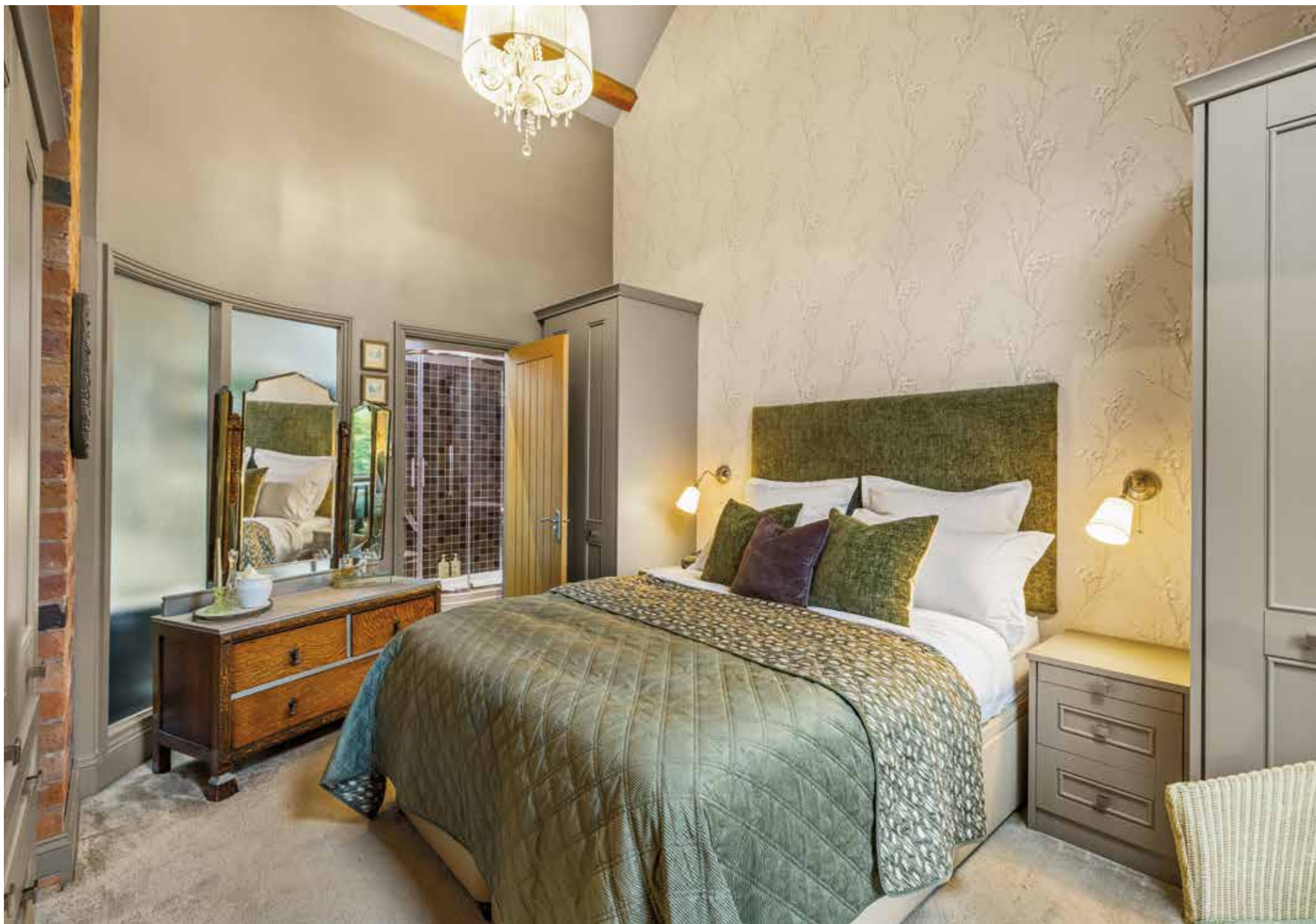




## FIRST FLOOR

Four well-proportioned bedrooms are served by three bathrooms, two of which are en-suite, ensuring comfort, privacy and flexibility for both family members and guests.



















# OUTSIDE SPACES

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The garden is a defining feature. A paved patio provides an ideal space for outdoor dining and entertaining, leading onto a lawn framed by an arched hedgerow and gate. Beyond lies an ornamental pond and sweeping open countryside views, creating an ever-changing rural backdrop that can be enjoyed throughout the seasons, from peaceful sunrise moments to long summer evenings taking in the scenery.

The property has been comprehensively improved over time, including a new roof, windows and doors, an upgraded central heating system and boiler, solar panels for hot water, new kitchens and bathrooms, and the addition of an EV charging point. These enhancements have been carefully integrated to ensure modern efficiency sits comfortably alongside the barn's original character.

## Location

Equally appealing is the sense of community. Friendly neighbours and regular village events foster a welcoming atmosphere, while direct access to walking and running routes across surrounding farmland encourages an active outdoor lifestyle. Despite its rural setting, supermarkets, motorway links, golf clubs, cinemas and restaurants are all within a short drive. The Revel C of E Primary is also located close by in Monks Kirby, with St. Andrew's nurse also easily within reach in the nearby village of Shilton.

The Barn at Overstone Court is more than a beautiful home, it offers a lifestyle defined by space, tranquillity and understated luxury, in one of Warwickshire's most appealing countryside settings.



# INFORMATION



## Services, Utilities & Property Information

Tenure: Freehold  
Council Tax Band: G  
Local Authority: Rugby  
EPC Rating: C  
Property construction: Standard Brick and Tile  
Electricity supply: Mains  
Water supply: Mains  
Drainage & Sewerage: Mains  
Heating: Gas  
Broadband: FTTC connection available, we advise you check with your provider.  
Mobile Signal: 5G connection available, we advise you check with your provider.

## Directions

Postcode: CV7 9LU / what3words: staining.force.ranked

## Viewing Arrangements

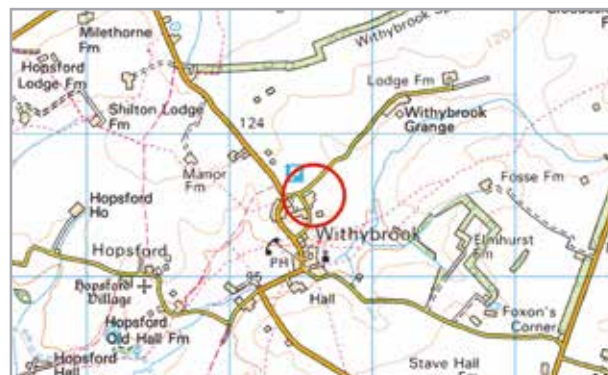
Strictly via the vendors sole agents Fine & Country on 02476 500015

## Website

For more information visit F&C Microsite Address  
<https://www.fineandcountry.co.uk/coventry-nuneaton-and-balsallcommon-estate-agents>

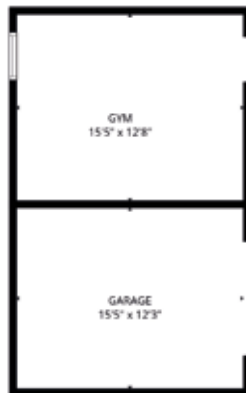
## Opening Hours

Monday to Friday - 9.00 am - 5.30 pm  
Saturday - 9.00 am - 4.30 pm  
Sunday - By appointment only





2nd floor



1st floor



**TOTAL: 1989 sq. ft**  
 1st floor: 1129 sq. ft, 2nd floor: 860 sq. ft  
 EXCLUDED AREAS: UTILITY: 56 sq. ft, GARAGE: 189 sq. ft, OPEN TO BELOW: 130 sq. ft,  
 WALLS: 190 sq. ft

Measurements are calculated accurately but are not guaranteed.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 31.03.2025

**FINE & COUNTRY**



# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



## MATT ROSS

PARTNER AGENT

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As a Property Consultant with Fine & Country, I combine years of sales leadership and business strategy expertise with a passion for helping people move on to the next chapter of their lives. Having built a career on trust, negotiation, and long-term relationships, I understand that buying or selling a home is a personal journey.

I take pride in offering tailored advice, clear communication, and a professional yet approachable service that gives my clients confidence at every step. Whether you are marketing a unique property or searching for your perfect home, my focus is always on achieving the best outcome for you while making the process as smooth and stress-free as possible.

Working alongside Fine & Country's premium marketing platform, international reach, and my local network, I ensure your property stands out to the right buyers. For purchasers, I listen carefully to your needs to match you with a home that truly fits your lifestyle and aspirations.

Above all, I believe in putting people first. My goal is not only to deliver the best possible results but also to make the experience rewarding, transparent, and enjoyable.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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