

Peter Clarke

IN ASSOCIATION WITH

Winkworth



The Long Byre Pillerton Hersey, Pillerton Hersey, Warwick, CV35 0QA

- Barn conversion
- Exposed timbers
- Spacious living room
- Kitchen
- Utility room
- Two bathrooms and additional cloakroom
- Garage and plenty of off road parking
- Garden
- EPC Rating F



£515,000

A characterful Grade II listed barn conversion located in a secluded position in the lovely village of Pillerton Hersey. The accommodation offering kitchen, spacious living area, two double bedrooms both with ensuite, snug/office and utility room. Large courtyard area to the front offering ample parking and garden to the side. EPC rating F.

#### ACCOMMODATION

Entry through the front door into the entrance hall having wall mounted radiator and doors into cloakroom, living room and kitchen. The kitchen offers a range of wall and base units, space for dishwasher, space for undercounter fridge-freezer, oven, hob, one and a half sink drainer, wall mounted radiator and two windows to the front. Utility room has Velux window, wall and base units, space for washing machine, wall mounted radiator and door into the garage. The cloakroom offers wc, wash hand basin and Velux window. From the hallway you step into the living room benefitting doors to the front courtyard, electric log burner set amongst an abundance of character with blue lias stone walls and exposed beams, Velux window, two wall mounted radiators and wall mounted lights.

An inner hallway with feature natural stone wall opening into bedroom two, which is fitted with wall mounted radiator and window to side aspect. Access to loft hatch and door into ensuite offering a walk in shower, wc, vanity basin, heated towel rail and Velux window. Along the inner hallway leads to the snug or office a great versatile space featuring stone walls, exposed beam, high sloping ceiling with skylight window, door to front courtyard and wall mounted radiator. Along to the principal bedroom with door to front courtyard, wall mounted radiator, high window, with further character with blue lias stone and exposed beams. Additional loft access. Ensuite with wash hand basin, bath with shower attachment wc, wall mounted radiator, extractor, exposed beams and Velux window.

#### OUTSIDE

The property is approached by a generous sized courtyard to the front boasting ample parking and allows access to the attached garage with up and over door. The garden wraps around to the side of the property which is mainly laid to lawn and bordered with mature bushes and trees with the garden adjoining open fields and bound by fencing.

#### GENERAL INFORMATION

WHAT3WORDS: ///arming.tasty.scraping

TENURE: The property is understood to be Freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil central heating to radiators.

Listed: Yes | Broadband: Superfast available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 67% O2 (Checked Ofcom Jun26)

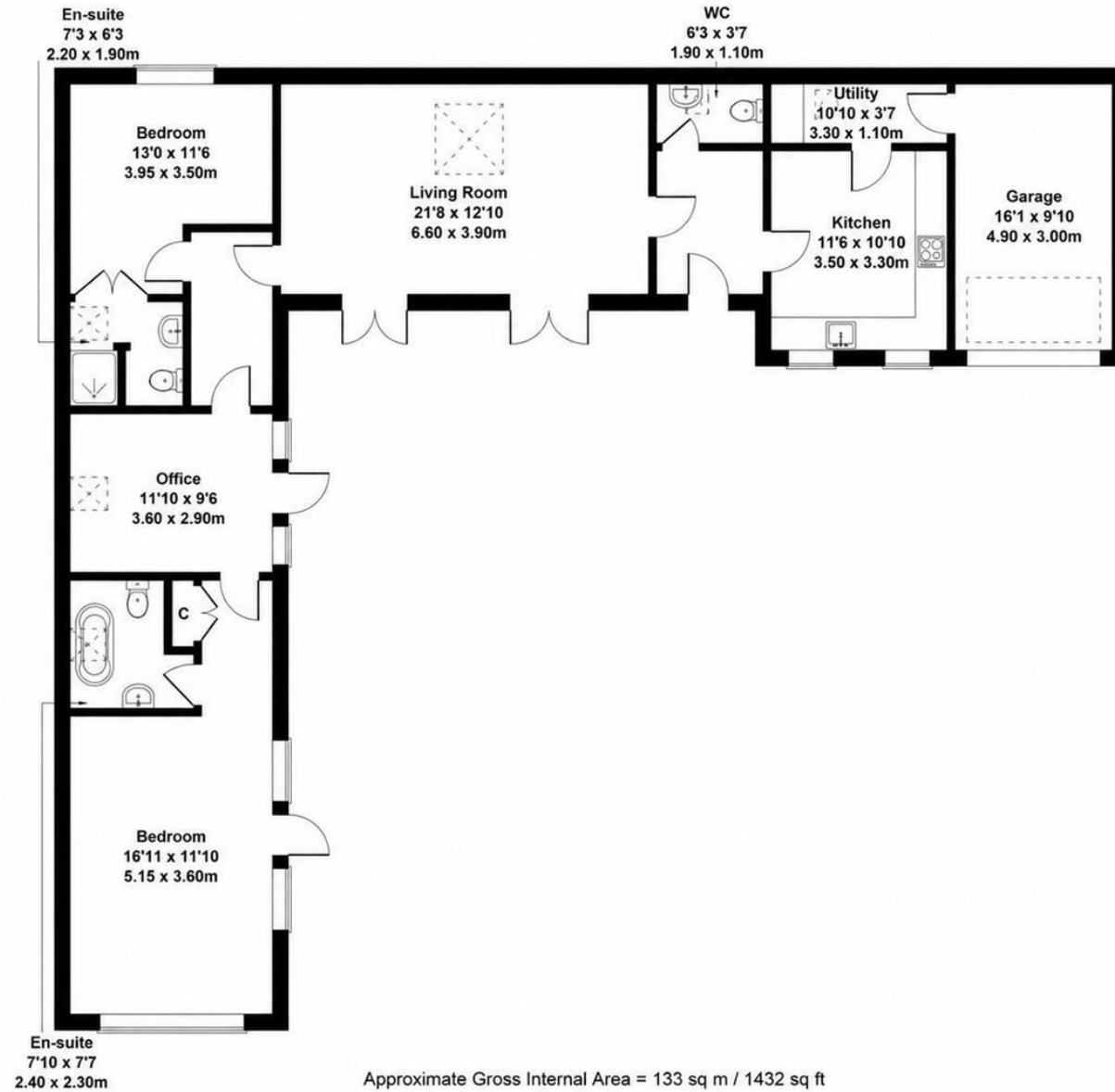
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: F. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.





Approximate Gross Internal Area = 133 sq m / 1432 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.



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