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Tamworth Road
Keresley End CV7 8PT

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A Rare Opportunity to Acquire an Exceptional Contemporary Barn Conversion

Occupying an enviable position within the exclusive Grove Farm development, this outstanding detached barn conversion perfectly blends striking contemporary design with the timeless character of its agricultural heritage. Finished to an exceptional standard throughout, the property offers over 2,100 sq. ft. of beautifully presented accommodation, combining impressive open-plan living with luxurious finishes and outstanding energy efficiency.

At the heart of the home lies a breathtaking open-plan kitchen, dining and living space that immediately captures your attention. The spectacular vaulted ceilings with exposed timber beams create a wonderful sense of volume, while the abundance of glazing floods the room with natural light. A sleek, high-specification kitchen with a central island provides the perfect focal point for entertaining, seamlessly flowing into the dining and lounge areas where a contemporary wood-burning stove creates a warm and inviting atmosphere. Large doors open onto the garden, effortlessly connecting indoor and outdoor living.

The quality of finish continues throughout the property with air source heat pump technology, underfloor heating, high levels of insulation and modern energy-efficient systems delivering both comfort and lower running costs. Natural stone flooring, contemporary décor and carefully selected fixtures and fittings further enhance the property's premium feel.

Externally, the home enjoys a private setting within this exclusive development, with ample parking and beautifully maintained surroundings that complement the rural lifestyle on offer. The combination of countryside tranquillity and outstanding accessibility makes this a truly exceptional home.

Located in the highly sought-after semi-rural setting of Keresley End, residents enjoy the perfect balance between peaceful countryside living and excellent connectivity. Coventry city centre, major motorway links including the M6, M69, A45 and A444, highly regarded schools, local amenities and railway stations are all within easy reach, while the surrounding countryside offers an abundance of scenic walks, bridleways and open green spaces.

This is far more than a barn conversion—it's a statement home, combining striking architecture, luxurious modern living and an idyllic countryside setting to create one of the area's most desirable lifestyle properties.

Situated in the highly desirable semi-rural setting of Keresley End, Grove Farm Lane offers an enviable balance of countryside surroundings and everyday convenience.

selling quality
property since 1995

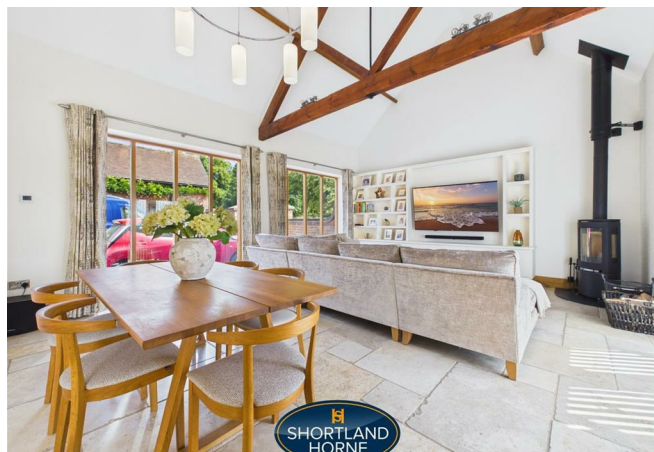
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Dimensions

GROUND FLOOR

Entrance Hallway

0.89m x 14.10m

Kitchen/Living Room

5.23m x 11.51m

Laundry Room

4.11m x 1.83m

Bathroom

2.26m x 2.51m

Bedroom

4.14m x 3.48m

En-Suite

1.96m x 1.88m

Bedroom

4.17m x 2.64m

Bedroom

5.00m x 2.08m

FIRST FLOOR

Landing

3.53m x 3.28m

Office

5.21m x 1.96m

Floor Plan



Total area: 2185.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

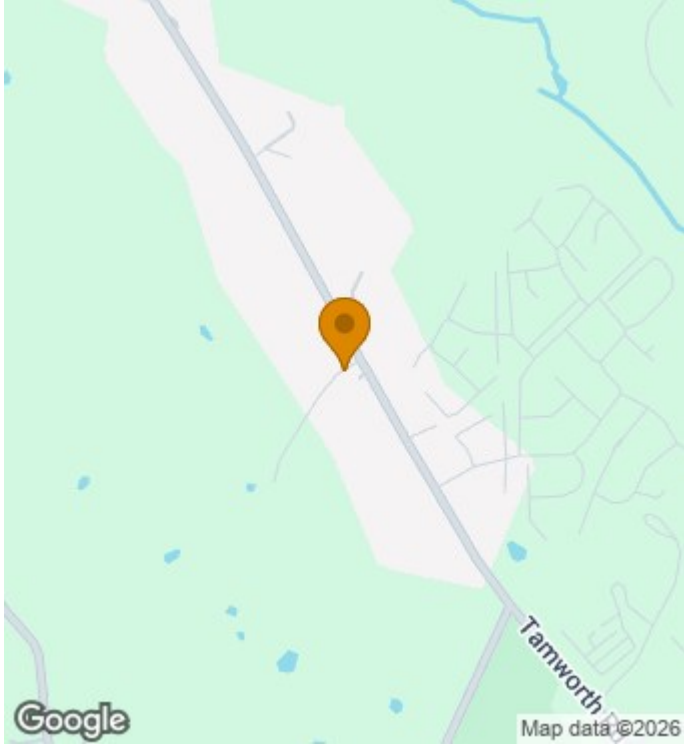
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC

